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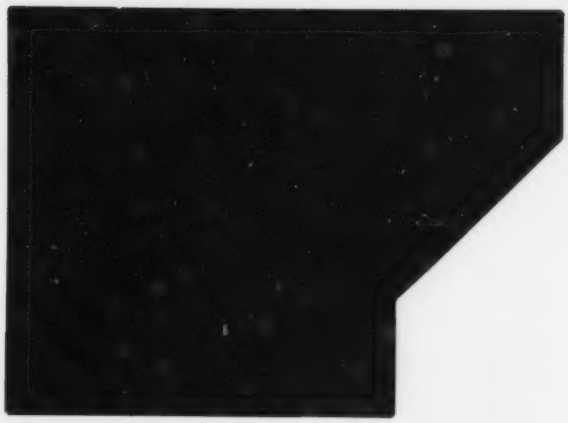

Compendium of Research 1991

Compendium de recherche 1991

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Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

This legislation is designed to aid in the improvement of housing and living conditions in Canada. As a result, the Corporation has interests in all aspects of housing and urban growth and development.

Under Part IX of this Act, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research. CMHC therefore has a statutory responsibility to make widely available, information which may be useful in the improvement of housing and living conditions.

This publication is one of the many items of information published by CMHC with the assistance of federal funds.

La Société canadienne d'hypothèques et de logement, l'organisme du logement du gouvernement du Canada, a pour mandat d'appliquer la Loi nationale sur l'habitation.

Cette loi a pour objet d'aider à améliorer les conditions d'habitation et de vie au Canada. C'est pourquoi la Société s'intéresse à tout ce qui concerne l'habitation, l'expansion et le développement urbains.

Aux termes de la Partie IX de la Loi, le gouvernement du Canada autorise la SCHL à affecter des capitaux à des recherches sur les aspects socio-économiques et techniques du logement et des domaines connexes, et à publier et diffuser les résultats de ces recherches. La SCHL a donc une obligation légale de veiller à ce que tout renseignement de nature à améliorer les conditions d'habitation et de vie soit connu de plus grand nombre possible de personnes ou de groupes de personnes.

La présente publication est l'un des nombreux moyens d'information que la SCHL a produits avec l'aide de capitaux du gouvernement fédéral.

COMPENDIUM OF RESEARCH
1991

COMPENDIUM DE RECHERCHE
1991

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Société canadienne d'hypothèques et de logement, 1991

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INTRODUCTION

Under Part IX of the National Housing Act, the Government of Canada provides funds to Canada Mortgage and Housing Corporation to conduct research into the social, economic and technical aspects of housing and related fields.

This eighth Compendium of Research has been compiled to publicize and increase access to the research and scholarship reports produced under research programs sponsored by the Corporation during 1990/91. A few reports not included in the earlier compendiums have also been added.

ARRANGEMENT

The Compendium is arranged by broad subject area and consists of abstracts of Part IX research reports, reports produced under the External Research Program, and dissertations produced under the CMHC Scholarship Program. Detailed subject, author, and title indexes can be found at the end of the Compendium.

AVAILABILITY OF REPORTS

Most research reports are available from the Canadian Housing Information Centre. All theses and scholarship reports are available for consultation at the Centre.

AVANT-PROPOS

En vertu de la Partie IX de la loi nationale sur l'habitation, le gouvernement du Canada fournit des fonds à la Société canadienne d'hypothèques et de logement pour la recherche sur les aspects sociaux, économiques et techniques du logement et des domaines connexes.

Nous avons rassemblé ce huitième Compendium de recherche afin de rendre publics et plus accessibles les rapports de recherches et d'études rédigés au titre de programmes de recherche que la Société a parrainés en 1990/91. Quelques rapports non compris dans les premiers Compendiums ont aussi été ajoutés.

PRÉSENTATION

Le Compendium se divise en domaines d'études généraux et réunit des abrégés de rapports de recherches préparés en application de la partie IX des rapports produits au titre du Programme de subventions de recherche, et des thèses et mémoires rédigés par des diplômés admis au Programme de bourses d'études de la Société. Des index matières, auteurs et titres plus détaillés se trouvent à la fin du Compendium.

CONSULTATION DES RAPPORTS

On peut se procurer la plupart des rapports de recherches au Centre canadien de documentation sur l'habitation. Quant aux thèses et mémoires de boursiers nous les avons en bibliothèque, mais il faut les consulter sur place.

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ARCHITECTURE / ARCHITECTURE

1.
TITLE : Folk Housing in Tilting, Fogo Island, Newfoundland
AUTHOR : Robert Mellin
IMPRINT: Thesis (Ph.D) - University of Pennsylvania, 1990 (Scholarship Program)

In Newfoundland, folk housing is declining as popular house forms are adopted. Through a study of the architecture and material culture of one small community on Fogo Island, the shift from folk to popular culture is explored. Settlement form, folk houses, popular houses, additions to houses, furniture, and outbuildings are described by means of drawings, photographs, and interviews with the residents of the community. Fundamental changes appeared in the 1940's in the settlement form, architecture and artifacts of Tilting. These changes indicate a transition from folk to popular aesthetics: changes that are not fully realized until almost thirty years later.

CHILDREN / ENFANTS

2.
TITLE : The Educative Neighbourhood: Theory and Principles for Enhancing Children's Experiential Learning
AUTHOR : Robert Glenn Manning
IMPRINT: Thesis (Master of Landscape Architecture) - University of Manitoba, 1989 (Scholarship Program)

This thesis investigates the processes by which children learn from their surroundings so that environmental designers might assess, enhance and direct the educative qualities of their creations. The study outlines the need for more educative neighbourhoods; reviews current theory in experiential learning; and describes the results of a field survey of the perceptions and patterns of use of 8-12 year old children living in the Windsor Park neighbourhood of Winnipeg. Design principles and a preliminary plan for evaluating and improving the educative capacity of outdoor spaces in the neighbourhood are presented.

CITY PLANNING & HUMAN SETTLEMENTS / URBANISME ET ÉTABLISSEMENTS HUMAINS

3.
TITLE : The Changing Canadian Metropolis: Social Policy Change = La Métropole canadienne en mutation: le défi de la politique sociale
SERIES : Urban Focus Series: 90-8
AUTHOR : Canadian Urban Institute
IMPRINT: Toronto: Canadian Urban Institute, 1991

The colloquium, "The Changing Canadian Metropolis: The Social Policy Challenge", was held in Toronto on October 21, 1990 to address the social policy challenges facing Canadian metropolitan areas in the 1990s. This report summarizes the main themes of an intense, daylong discussion built around the following issues: the main challenges in the 1990s for the design and delivery of social programs; ensuring an equitable balance between central cities and suburban areas with respect to services for the disadvantaged; determining whether a social program should be delivered by a non-governmental or a government agency; the integration of social, economic and planning issues by municipalities; the provision of services to different ethnic and cultural groups; and encouraging linkages between academics and practitioners in the planning of social services.

4.
TITLE : The Contemporary Urban Quarter: An Examination into the History and Development of Urban Quarters for a Contemporary Metropolitan Canada
AUTHOR : Samuel A. Bietenholz
IMPRINT: Thesis (Master of Landscape Architecture) - University of Manitoba, 1991 (Scholarship Program)

The basic concept of the quarter as an urban design unit has occurred repeatedly throughout the history of urban civilization. There appears however, to be a loss of this principle in favour of other methods of city conception in the recent history of the twentieth century, especially in North American cities. In this thesis a selective history of the development of the urban quarter is presented, and an exploration of Medieval life is used to illustrate an ideal or archetypal urban quarter. The concept of quarters in Canadian urban history is also outlined and the reasons for its decline

in Canadian urban planning are explored. The efforts of some contemporary architectural theorists and practitioners who advocate the use of urban quarters (Léon Krier, Andres Duany, Elizabeth Plater-Zyberk, and George Baird) are presented to show the possible diversity in both the theoretical interpretation and the constructed form of the urban quarter.

5.
TITLE : A Declining Manufacturing Sector: Its Implications for the City of Toronto
AUTHOR : Irene Krajicek
IMPRINT: Current Issues Report (M.Sc. in Planning) - University of Toronto, 1990 (Scholarship Program)

This report examines the implications of a declining manufacturing sector and a rising service sector in the City of Toronto. It also discusses the importance of maintaining a viable manufacturing sector in Toronto and provides a critique of the city's industrial policy.

The report recommends several strategies that the City of Toronto could use to halt the decline in its manufacturing sector. These include:

- Funding high-profile, high-tech research centres which would lead to spin-off businesses and create employment;

- Upgrading the skills of its workforce in conjunction with industry and the Ministeries of Skills Development and Education; and

- Passing bylaws on land use to restrict the redesignation of industrial lands.

6.
TITLE : Design Determinants of Health: A [Preliminary] Working Paper for Physical Planners
AUTHOR : Joseph Aicher
IMPRINT: Research Paper (Master of City Planning and Master of Public Health) - University of California at Berkeley, 1990 (Scholarship Program)

The urban environment has the potential to be a major contributor to positive or negative health. However, few planners or architects are fully aware of the health impacts of

their plans and policies. This report examines the impacts of physical, chemical, biological, socio-economic, and psychological stressors and supporters on human health. A stress support model is proposed to help planners visualize how these various stressors interact to affect human health. Each stressor is described and its implications for planning and design strategies are outlined. Two models for a healthy city are included in Appendix 3.

7.
TITRE : Habitat: rôle international du Canada dans le développement des établissements humains
AUTEUR : H. Peter Oberlander et Arthur L. Fallick
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Il y a maintenant plus de 20 ans, le Canada a commencé à jouer un rôle sur la scène internationale relativement aux problèmes d'urbanisation et d'habitat dans les environnements humain et naturel. Ce document met en relief de nombreuses initiatives menées par le Canada pour soutenir l'aménagement des établissements humains, de sa participation à la Conférence des Nations unies sur l'environnement à Stockholm en 1972, à l'élaboration d'une Stratégie mondiale du logement faisant suite à l'Année internationale du logement des sans-abri en 1987. Le document permet d'apprécier le soutien sans réserve du Canada envers la Stratégie mondiale du logement.

Also available in English under the title: Habitat: Canada's International Role in Human Settlements Development (Compendium of Research 1990).

8.
TITRE : La Métropole canadienne en mutation: le défi de la politique sociale = The Changing Canadian Metropolis: Social Policy Change
COLLECTION : Série Horizons urbains: 90-8
AUTEUR : L'Institut urbain du Canada
ADRESSE BIBLIOGRAPHIQUE: Toronto: L'Institut urbain du Canada, 1991

Le colloque "La Métropole canadienne en mutation: le défi de la politique sociale" s'est tenu à Toronto le 21 octobre 1990 et avait pour but de discuter des

questions de politique sociale touchant de près les agglomérations canadiennes en ce début des années 90. Ce rapport résume les thèmes principaux du colloque qui s'est déroulé sous forme d'une discussion intense sur les questions suivantes: les défis les plus importants des années 90 sur le plan de l'élaboration et de la mise en oeuvre de programmes sociaux; comment assurer un juste équilibre entre la ville et la banlieue sur le plan des services pour les défavorisés; les critères pour décider si un programme doit être mis en oeuvre par un organisme gouvernemental ou non; l'intégration des approches des municipalités sur les questions sociales, économiques et de planification; la prestation de services aux différents groupes ethniques et culturels; et le développement de relations entre les universitaires et les practiciens dans la planification des services sociaux.

9.
TITLE : Principles and Practice of Urban Design: Towards an Integrated Project Assessment Model for City Planning
AUTHOR : Ian R. Shaw
IMPRINT: Thesis (Master of City Planning) - University of Manitoba, 1991 (Scholarship Program)

This thesis explores the theoretical and practical influences on contemporary, urban design planning in order to develop a workable methodology and evaluation model for design review. The thesis argues that both formal and informal review procedures should have, as their basis, a set of measurable design attributes which can be related to larger dimensions of planning performance. A Project Assessment Model (PAM), which consists of 45 review criteria grouped into seven design elements, is presented. These design elements are further grouped into three performance dimensions - character and interest, contextual integrity, and environmental liveability. A weighting system is also developed so that PAM can be calibrated to reflect local priorities and interests.

10.
TITLE : The Role of Planning: The Impact of Regulations on the Provision of Low-Income and Affordable Housing
AUTHOR : Energy Pathways Inc. for the OECD Group on Urban Affairs and CMHC
IMPRINT: Ottawa: CMHC, 1991

This issue paper recognizes the important role that planning and regulations play in the provision of low-income housing. It also highlights opportunities in the current regulatory system to improve the provision and integration of low-income and affordable housing within the context of sustainable development.

Six key areas that the Group on Urban Affairs (OECD) might wish to consider when looking at the impacts of planning regulations on low-income housing are examined. These include the relationship between regulations and 1) sustainable communities, 2) the conservation of existing housing and communities, 3) housing affordability, 4) housing choice, 5) socio-economic/ethnic integration, and 6) the streamlining of regulatory procedures.

11.
TITLE : Waterfront Development in the Post-Industrial City: A Profile
AUTHOR : Stephen Nenad Mikicich
IMPRINT: Thesis (M.A. Planning) - University of British Columbia, 1990 (Scholarship Program)

The purpose of this thesis is to analyze the significance of waterfront redevelopment in the post-industrial city and the use of waterfront redevelopment as a policy tool for achieving community objectives. The significance of waterfront redevelopment is studied from three different perspectives: 1) the physical restructuring of cities in the post-industrial period; 2) the experiences of various waterfront communities (Battery Park City, Docklands Redevelopment, and Toronto's Central Waterfront and Railway Lands); and 3) the case study of New Westminster, British Columbia.

In theory, communities have an opportunity to redress a wide range of social and economic issues through the redevelopment of their waterfronts. In practice, however, the benefits of a revitalized waterfront are not shared equally. As the waterfront profiles in this study demonstrate, the nature of the waterfront land-use mix is generally biased towards high-end commercial development and luxury housing.

COOPERATIVE & NON-PROFIT HOUSING / LOGEMENT SANS BUT LUCRATIF ET COOPÉRATIVES

12.
TITRE : Bibliographie sur les coopératives d'habitation à capitalisation
AUTEUR : André Poulin
ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991 (Programme de subventions de recherche)

Il s'agit d'une bibliographie que l'auteur a préparée lors de sa recherche sur de nouvelles formules de financement pour les coopératives d'habitation. Cette recherche a abouti à deux études: Coopératives d'habitation à capitalisation: explorations et réalisations récentes (1980-1990) et Étude exploratoire de trois modèles de coopératives d'habitation à capitalisation.

13.
TITLE : Community Land Trusts and Homes First Society: Land Leasing and Homeownership in the Non-Profit Sector
AUTHOR : Maureen Fair
IMPRINT: Research Paper (M.Sc. in Planning) - University of Toronto, 1990 (Scholarship Program)

The purpose of this study is to design a community land trust model for Homes First, a private non-profit housing producer in Toronto, Ontario. Examples of the finances of three recent Homes First projects are analyzed along with current maximum funding guides. The results indicate that a community land trust development implemented with Homes First would require the same amount of funding as other non-profit developments, but the subsidies and consequent benefits are targeted differently. In particular, subsidies are used to enable low-income households to own their units and to possibly gain some limited equity over time. A variety of organizational and funding options exist in the specific design of a community land trust that could be initiated by Homes First.

14.
TITRE : Coopératives d'habitation à capitalisation: explorations récentes (1980-1990)
AUTEUR : André Poulin
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991 (Programme de subventions de recherche)

Ce cahier de recherche identifie de nouvelles formules de financement pour les coopératives d'habitation reposant, dans des proportions variables, sur un investissement en capital des membres. Réalisée au moyen d'une recherche bibliographique et d'entrevues, cette étude permet d'identifier les caractéristiques de plusieurs tentatives envisagées et d'expériences réalisées.

Une liste des formules de coopération dans le domaine de l'habitation est dressée. Par la suite, seize expérimentations sont présentées: quatorze de ces projets sont situés au Québec, un en Colombie-Britannique et le dernier en Suède. La moitié de ces projets ont fait l'objet d'une réalisation, les autres étant à un stade plus ou moins avancé de conception. Les cas décrits sont répertoriés en trois grandes catégories: les coopératives d'accession à la propriété et à la copropriété; les coopératives locatives avec investissement des membres; les coopératives avec droit d'habitation.

Les renseignements recueillis ont été structurés suivant dix paramètres: types de promoteurs et de projets, coûts de réalisation, mécanismes de financement, droits de propriété, répartition de la capitalisation, modes de gestion, clientèles visées ou rejointes, impact fiscal, problèmes rencontrés ou envisagés. Une synthèse des résultats permet de dégager les grandes tendances des différentes formules. La capacité de ces modèles d'être reproduits de façon systématique au Québec est abordée dans la conclusion.

15.
TITRE : Étude exploratoire de trois modèles de coopératives d'habitation à capitalisation
AUTEUR : André Poulin avec la collaboration de Christian Kozycki
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991 (Programme de subventions de recherche)

Cette recherche constitue une étude exploratoire de la performance de trois modèles fictifs de coopératives d'habitation qui présentent trois modes de répartition de la capitalisation entre les membres et la coopérative. Cette capitalisation est le résultat de la baisse de la dette hypothécaire et du potentiel d'augmentation de la valeur de l'unité d'habitation.

Le premier modèle, locatif avec investissement des membres, n'accorde au locataire-investisseur que la récupération du capital remboursé sur l'hypothèque. Dans la deuxième formule, avec droit d'occupation et capitalisations indépendantes, un "droit d'habitation" exclusif est reconnu au membre sur son logement alors que la capitalisation est partagée entre l'individu et l'organisation dans des proportions prédéterminées. Enfin, celle avec capitalisations interdépendantes accorde la totalité du rendement au sociétaire. Dans tous les cas la propriété des actifs demeure collective.

Des scénarios d'application selon différentes hypothèses permettent de procéder à l'évaluation des modèles en regard de trois facteurs: le coût d'occupation, le rendement pour le membre et la création d'un avoir-propre collectif. L'identification des forces et des faiblesses de chaque modèle offre la possibilité de proposer certaines améliorations à leur apporter ainsi que les recherches à compléter avant d'en arriver à des formules opérationnelles.

16.
TITLE : Non-Profit Housing Projects and the GST: A Guide for Sponsors
IMPRINT: Ottawa: CMHC, 1991

This guide is designed to provide some basic background on how the GST affects the operations of non-profit housing projects. It will help a housing sponsor to decide whether or not the organization should register as a collection agent for the

tax. The guide is intended to be an interactive document. By following the steps and filling out the worksheets, the housing sponsor should be able to determine the impact of the GST on its project.

Aussi disponible en français sous le titre: La TPS et les ensembles de logement sans but lucratif: guide pour les organismes de parrainage.

17.
TITRE : La TPS et les ensembles de logement sans but lucratif: guide pour les organismes de parrainage

ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce guide contient des renseignements généraux sur la façon dont la TPS touche le fonctionnement courant des ensembles de logements sans but lucratif. Il aidera aux organismes de parrainage de logement à décider si l'organisme doit ou non s'inscrire comme agent de recouvrement de la taxe. Le guide est un document interactif. En respectant les étapes et en complétant les feuilles de travail, les organismes de parrainage devraient pouvoir déterminer l'incidence de la TPS sur leur ensemble.

Also available in English under the title: Non-Profit Housing Projects and the GST: A Guide for Sponsors.

CRIME PREVENTION / CRIMINALITÉ — PRÉVENTION

18.
TITLE : Crime Prevention and Urban Safety in Residential Environments
AUTHOR : Rick Linden and Prairie Research Associates Inc. for CMHC and the Ontario Ministry of Housing
IMPRINT: Ottawa: CMHC, 1990

This report reviews and assesses the results of crime prevention activities which are directed toward housing and residential environments. The types of activities include: neighbourhood programs (Neighbourhood Watch, Operation Identification, Crimestoppers, media campaigns and citizen

patrols); crime prevention through environmental design; police programs; fear reduction strategies; social development programs; and strategies for crime prevention in public housing.

The report suggests that many crime prevention initiatives are wasted. While a great deal can be done at the community, municipal, and provincial levels, more could be accomplished if Canada were to follow the lead of many European Countries and adopt a national strategy for crime prevention. The report recommends that the federal government take a lead role in this strategy by creating an inter-ministry federal council mandated to work with the provinces.

DISABLED / HANDICAPÉS

19.
TITLE : The Cost of Supportive Psychiatric Housing: A Case of Long-Stay Hospital Units and Community-Based Programs in a Canadian City
AUTHOR : Kenneth G. O'Brien
IMPRINT: Thesis (Master of Urban and Regional Planning) - Queen's University, 1991 (Scholarship Program)

The purpose of this thesis is to study the cost of long-stay hospital units and four community-based housing programs. The hypothesis is that community programs offer an appropriate level of support at a lower, overall cost to individuals who are chronically mentally ill. Costs were divided into housing/overhead and staffing. Programs were rated according to level of support. The hospital units, offering a high level of support, cost $6,090 per bed, per month, whereas a similar community program costs only $1,990. The other community programs offered medium support.

A housing needs survey at the hospital indicated that some patients in chronic care could live in the community with appropriate high-or medium-level support. Using these results, two options were proposed to redistribute some of the hospital's long-stay beds to community-based housing. Cost savings were calculated for each option.

20.
TITLE : Directory of Housing and Support Services for Physically Disabled Persons in Canada (3rd rev. ed.)
AUTHOR : Canadian Rehabilitation Council for the Disabled
IMPRINT: Toronto: The Council, 1990

This directory is designed to be a good starting reference tool with which to locate accessible housing, appropriate support services and information on other services necessary for independent living. Representing thousands of housing units, almost 300 projects and services are listed.

The subject index lists projects and agencies under four categories - housing, information services, support services and government. The directory is organized alphabetically by city within each province. The introduction to each province provides information on policies, provincial legislation and such issues as human rights and building codes.

Aussi disponible en français sous le titre: Répertoire du logement et des services de soutien pour les personnes handicapées physiques au Canada.

21.
TITLE : The Dispute Over Housing for Consumers of Mental Health Services in a Toronto Neighbourhood
AUTHOR : Mona Eileen Perusse
IMPRINT: Thesis (M.A.) - York University, 1990 (Scholarship Program)

In 1988, neighbourhood opposition to a supportive housing project in Metropolitan Toronto escalated to the point of legal action by the local residents and ratepayers association. The dispute between the association and the agency sponsoring the supportive housing project is analyzed using a framework drawing on the historical, social, and political processes surrounding the deinstitutionalization of consumers of mental health services. Legal materials, submissions to Toronto municipal government, and correspondance with local politicians and the Ministry of Housing document the competing political ideologies underlying the dispute. The larger social and political context of the dispute and its influence on the outcome are also considered.

22.
TITRE : Répertoire du logement et des services de soutien pour les personnes handicapées physiques au Canada (3e éd. révisée)
AUTEUR : Le Conseil canadien pour la réadaptation des handicapés
ADRESSE BIBLIOGRAPHIQUE: Toronto: Le Conseil, 1990

Ce répertoire est conçu pour servir de bon outil de référence pour localiser les habitations accessibles, les services de soutien appropriés et les renseignements sur d'autres services nécessaires pour une vie autonome. Représentant des milliers d'unités de logement, près de 300 projets et services y figurent.

La table des matières liste les projets et les agences sous quatre catégories - habitation, services de renseignements, services de soutien et gouvernement. Le répertoire est classé par ordre alphabétique par ville dans chaque province. L'introduction pour chaque province fournit des renseignements concernant les politiques, la législation provinciale et les questions touchant les droits de la personne et les codes du bâtiment.

Also available in English under the title: Directory of Housing and Support Services for Physically Disabled Persons in Canada.

23.
TITLE : A Socio-Demographic Profile of Canadians Experiencing Health or Activity Limitations
AUTHOR : Hussein Rostum and Eliane Thonney, TEEGA Research Consultants Inc. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

Using data from the Health and Activity Limitations Survey (HALS) and the 1986 Census of Canada this study provides a socio-demographic profile of Canadians experiencing health or activity limitations. The profile presents information on the nature and degree of individuals' disabilities and relates this information to various characteristics including the housing situation of disabled persons.

The main findings of the report are as follows:

1. The total number of persons experiencing health or activity limitations is 3.3 million persons or about 13% of the total population of Canada.

2. There are significantly more disabled persons living in households (92%) than in institutions (8%).

3. Households with disabled persons account for 40% of all senior-led households.

4. Disability rates increase with age.

ELDERLY / PERSONNES ÂGÉES

24.
TITRE : Accommoder nos besoins de logement en évolution: comptes-rendus de la conférence du 19 au 21 juin 1990, Halifax = Housing Our Changing Needs: Conference Proceedings, June 19-21 1990, Halifax

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Cette conférence de trois jours comprenait une plénière d'ouverture, une allocation d'ouverture, un déjeuner-causerie, une séance plénière sur le financement des options de logement, des ateliers de discussion et trois panels simultanés sur les thèmes suivants: "Vieillir chez soi", "Appartements accessoires et pavillon-jardins"et "Options de logement". Ce compte rendu résume chaque séance de la conférence.

25.
TITRE : Aînés d'aujourd'hui - logements de demain: comptes-rendus de la conférence du 15 au 17 mai 1990, Charlottetown = Today's Seniors - Tomorrow's Housing: Conference Proceedings, May 15-17 1990 Charlottetown

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. Dans le cadre de la conférence, on a présenté quatre panels en séance plénière: "Logements

abordables et accessibles", "Nouveaux choix de logements", "Le soutien communautaire" et "La planification de l'autonomie". Les options de logement étudiées comprenaient les coopératives d'habitation, les villages de retraite, les pavillons-jardins, les logements en copropriété, la cohabitation, et les logements-foyers. Les aînés ont recommandé la création d'un service provincial de conception pour aider les particuliers et les promoteurs à préparer des plans de logement adaptés aux aînés.

26.
TITRE : Au-delà des obstacles: le logement des aînés en Ontario: comptes-rendus de la conférence du 27 au 29 juin 1990, Toronto

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. La conférence comportait des séances plénières d'ouverture et de clôture ainsi que cinq séances simultanées d'ateliers, soit au total 19 ateliers différents. Les sujets traités comprenaient un point de vue rural, urbain et international sur le vieillissement et touchaient des dossiers tels les règlements de zonage, l'adaptation des maisons, les nouvelles options financières et les nouvelles options de logement, le financement des services de soutien, les bénévoles et les stéréotypes de la vieillesse. Les exposés et les discussions couvraient toute la gamme depuis les détails concrets, comme la nécessité de concevoir des logements en fonction des besoins des aînés, jusqu'aux postulats philosophiques qui sous-tendent nos idées sur la qualité de la vie.

Also available in English under the title: Breaking the Barriers: Housing Ontario Seniors: Conference proceedings, July 27-29 1990, Toronto.

27.
TITLE : Breaking the Barriers: Housing Ontario Seniors: Conference Proceedings, July 27-29 1990, Toronto
IMPRINT: Ottawa: CMHC, 1991

These proceedings summarize each of the sessions at the conference. The conference included opening and closing plenary sessions and five concurrent workshop sessions that offered a total of nineteen different workshops. Topics included rural, urban and international perspectives on aging and covered a variety of issues such as zoning regulations, home adaptations, new financial and housing options, funding for support services, volunteers and stereotypes of aging. The information presented and the discussions ranged from concrete details, such as the need for housing design to better reflect the needs of seniors, to the philosophical assumptions underlying our ideas about the quality of life.

Aussi disponible en français sous le titre: Au-delà des obstacles: le logement des aînés en Ontario: comptes-rendus de la conférence du 27 au 29 juin 1990, Toronto.

28.
TITLE : Choices Today, Options Tomorrow: Seniors Housing for the 90's: Conference Proceedings, June 25-27 1990, Vancouver
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of the plenary sessions as well as 22 conference workshops which were organized around three themes:

Theme 1: Choices for the Future. The workshops focused on the empowerment of the elderly; housing choices that reflect their diverse needs; and financial strategies for retirement.

Theme 2: The Community and Its Choices. These workshops looked at how communities can develop ways of meeting the needs of seniors. They included favourable zoning, the preservation of existing affordable housing, community/neighbourhood planning, and legalizing secondary suites.

Theme 3: Information for Everyone. These workshops, which were designed to offer practical advice, dealt with a wide range of housing types and support services.

Aussi disponible en français sous le titre: Choix d'aujourd'hui, options pour demain: loger nos aînés dans la prochaine décennie: comptes-rendus de la conférence du 25 au 27 juin 1990, Vancouver.

29.
TITRE : Choix d'aujourd'hui, options pour demain: loger nos aînés dans la prochaine décennie: comptes-rendus de la conférence du 25 au 27 juin 1990, Vancouver

ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume les séances plénières ainsi que les 22 ateliers qui s'organisaient autour de trois thèmes:

Thème 1: Des choix pour l'avenir. Les ateliers traitant de ce thème portaient sur l'affirmation des aînés; des choix de logement qui tiennent compte de la diversité de leurs besoins; et des stratégies financières pour la retraite.

Thème 2: La collectivité et ses choix. Ces ateliers examinaient comment les collectivités peuvent trouver des façons de satisfaire les besoins des aînés. Ceci comprenait le zonage favorable, la préservation des logements abordables existants, la planification de la municipalité et des quartiers, et la légalisation des appartements accessoires.

Thème 3: L'information pour tous. Ces ateliers, qui visaient à offrir des conseils pratiques, traitaient d'une vaste gamme de types de logements et de services de soutien.

Also available in English under the title: Choices Today, Options Tomorrow: Seniors Housing for the 90's: Conference Proceedings, June 25-27 1990, Vancouver.

30.
TITRE : Choix de logements pour le troisième âge: préserver l'autonomie: comptes-rendus de la conférence du 4 au 7 septembre 1990, Whitehorse = Housing Choices for Later Years: Options for Maintaining Independence: Conference Proceedings, September 4-7 1990, Whitehorse

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu est un résumé de chacune des séances de la conférence où il y a eu des séances plénières d'ouverture et de clôture et une séance plénière spéciale de "planification de stratégies pour l'avenir". De plus, il y a eu neuf ateliers différents. Chaque atelier a débuté par de courts exposés de panélistes représentant un large éventail de spécialistes dans le domaine du logement et portant sur les sujets suivants: "Autonomie", "Logement en milieu de soutien", "Logement des sans-abri", "Conception adaptée au Yukon", "Planification: le rôle de la municipalité", "Systèmes de soutien", "Adaptation au changement", "Programmes de logement gouvernementaux", et "Planification de la retraite".

31.
TITRE : Choix de logements pour les Canadiens de plus de 75 ans
AUTEUR : Christine Kluck Davis, Social Data Research Ltd. en consultation avec Robert Chagnon ... et autres pour la Division de la recherche, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce rapport porte sur les choix de logements destinés aux Canadiens de plus de 75 ans et contient une description critique de diverses innovations en matière de logement. Ces innovations comprennent notamment des moyens de dispenser aux personnes âgées des services qui les inciteront à demeurer chez elles, tels que l'aide pour les altérations à la maison, des moyens de relier la maison au système de sécurité d'un hôpital, des programmes innovateurs d'aide aux dispensateurs de soins et de nouvelles orientations dans la coordination et la prestation de services à la population de plus de 75 ans, laquelle est particulièrement exposée aux risques. L'auteure présente quelques solutions dont pourraient profiter les personnes âgées qui décident de

déménager près de membres de leur famille, comme le pavillon-jardin, ainsi que de nouvelles possibilités de logement offertes aux aînés qui choisissent un cadre de vie plus communautaire, tels que le placement en famille d'accueil, le logement-foyer, le logement protégé et la résidence-service.

Also available in English under the title: Housing Choices for Canadians Over 75 Years Old.

32.
TITLE : A Comparison of Co-operative and Private Non-Profit Housing Options for Older Canadians
AUTHOR : Barbara Sanford for the Research Division, Policy, Research and Programs Sector, CMHC
IMPRINT: Ottawa: CMHC, 1990 (External Research Program)

Interviews were conducted with co-op members and private non-profit tenants at the following seniors' co-operatives and private non-profit housing projects in Metropolitan Toronto: the Stanley Knowles Housing Co-operative, the Beech Hall Housing Co-operative, the Parkview House Co-operative, St. Joseph's Place, the Wexford and St. Matthew's Bracondale House. The purpose of the survey was to see how well these housing developments were meeting the needs of seniors. It focused on the physical design and location of the buildings, management structures, the demographic and lifestyle characteristics of the residents and their participation in the social and community life of their housing development.

The study found that both types of housing options were highly recommended by those who lived in them and provided a wide range of social and physical environments to suit different preferences and life-styles. Co-ops, however, were best suited to those who wanted to participate in the decision-making process.

33.
TITLE : Consumer Response to Housing Options for Older Canadians
AUTHOR : Lorraine Romank, Sintra Group Inc.
IMPRINT: Ottawa: CMHC, 1990 (External Research Program)

One hundred personal interviews were conducted, in Edmonton, during the summer and fall of 1990 to identify the socio-demographic and household characteristics of seniors

participating in the survey. The study also explored the attitudes of the participants towards a variety of available and emerging housing options, support services and design features. The reasons for considering a move and the preferred types of tenure and sponsorship were also examined.

Study findings indicate that there is substantial interest in emerging housing options including Abbeyfield housing, congregate housing, garden suites, sheltered housing, and renovations. There are also smaller markets for homesharing, accessory apartments, flexible-use housing, bi-family units, mobile home developments, retirement villages, and life-care communities.

34.
TITRE : Le Département des aînés de la municipalité régionale de Niagara, Ontario et sa formule du continuum de soins: une étude de cas

AUTEUR : Nancy Gnaedinger, Andrew Wister et Elizabeth Pittaway pour la Division de la recherche, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Cette étude de cas examine l'historique, le contexte de fonctionnement, le mandat, la structure et les ressources humaines du Département des aînés de la municipalité régionale de Niagara ainsi que ses relations avec la région, la province et avec d'autres systèmes de prestation de services. Les composantes clés de la formule du continuum de soins sont mises en lumière, décrites et évaluées. Trois options de logement offertes aux aînés par le Département - le logement partagé, les résidences satellites et les foyers pour personnes âgées - comprenant 14 programmes/services de soutien sont décrites en détail. On examine également des tendances qui concernent le personnel du Département comme, par exemple, la croissance du nombre des pensionnaires souffrant de formes de démence qui ont besoin de soins.

Also available in English under the title: The Senior Citizens Department of the Regional Municipality of Niagara, Ontario and Its Continuum of Care Model: A Case Study (Compendium of Research 1990).

35.
TITLE : Development of Innovative, Financial and Tenure Approaches for Seniors' Retirement Housing Projects
AUTHOR : Richard E. Groh, Elizabeth Kuglin-Alyea, and Ian Ellingham, Elfield Development Strategies Limited
IMPRINT: Ottawa: CMHC, 1991

This study examines three sets of issues based on a hypothetical project in London, Ontario. First, it identifies various combinations of tenure forms that can facilitate cross-subsidization between income groups in a project in which the sponsor has donated land. Second, it analyzes the legal feasibility, in Ontario, of combining various forms of tenure. Third, it examines the implications of tenure decisions on the ability of the project sponsor to make use of government programs to subsidize accommodation or services.

Here are the main findings of the study:

- The choice of an appropriate combination of tenure forms depends on the income and assets of the people that the project sponsor intends to serve. Some tenure mixes would enable a project sponsor to help low-income people having no assets.

- A review of Ontario laws reveals that various forms of tenure can be combined in the same project through a condominium structure with tenancy in common.

- The government should develop standardized legal contracts to facilitate the emergence of new forms of tenure in seniors' retirement projects.

36.
TITLE : Doing It Our Way: New Brunswick Seniors' Housing Conference: Conference Proceedings, May 7-9 1990, Moncton = Nos besoins, nos solutions au Nouveau-Brunswick: comptes-rendus de la conférence du 7 au 9 mai 1990, Moncton
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of the sessions at the conference. The conference program included plenary sessions, two luncheon addresses, a keynote speaker, and three panel presentations on the following topics:

1. "Staying in Your Own Home, or Choosing Other Housing Alternatives." The situation of New Brunswick's frail elderly, who live in their own homes and are cared for by immediate relatives, was examined.

2. "Personal Experiences." This session showed how seniors make housing choices and brought out the wide range of housing choices available to seniors in New Brunswick.

3. "Looking Towards the Future." This panel examined financial arrangements which would help seniors to acquire the kind of housing which best suits their desires and service needs. It also examined the possibilities for "aging in place" and recent advances such as "smart house" technology.

37.
TITLE : Effecting Change: The Seniors' Housing Challenge: Conference Proceedings, April 30 - May 2 1990, Edmonton = Passons à l'action: les enjeux du logement des aînés: comptes-rendus de la conférence du 30 avril au 2 mai 1990, Edmonton
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of each session at the conference. The following are overviews of the most significant issues discussed in each workshop.

Workshop A - "It Will Be Home" addressed three questions: what do seniors want? what do seniors need? and how can service deliverers provide choices that satisfy these needs and wants.

Workshop B - "Supporting Independence" provided an overview of the philosophy behind many European nursing homes which rehabilitate residents so that they can return to living independently.

Workshop C - "Dollars and Sense" focused on the economic realities of staying in the home.

Workshop D - "Organizing for Change" examined the role of lobbying in effecting changes in government policies in seniors' housing.

The final workshop "Housing for All" reviewed the circumstances of groups within the seniors population that are hard to house or have special housing needs.

38.

TITRE : Effets des changements socio-démographiques sur les villes canadiennes

AUTEUR : La Division de la recherche, SCHL pour le Groupe des affaires urbaines, Organisation de coopération et de développement économiques

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1989

Ce document constitue la contribution du Canada au projet de l'Organisation de coopération et de développement économiques (OCDE) portant sur les effets des changements technologiques et socio-démographiques sur les villes. Il donne un aperçu des principaux changements socio-démographiques qui ont cours au Canada, en insistant sur l'accroissement de la population des personnes âgées; et des divers programmes des niveaux national, provincial et local qui encouragent les personnes âgées à continuer d'habiter leur logement et de vivre dans la collectivité.

Ce qui est apparu dans la discussion de l'application des programmes, c'est l'importance considérable donnée au secteur sans but lucratif et au secteur bénévole pour les services dispensés aux personnes âgées. À notre époque de contraintes budgétaires, en particulier au chapitre des programmes sociaux, on peut prédire que cette importance accordée au secteur bénévole va se confirmer. Le document signale également les problèmes suscités par les dispositions institutionnelles actuelles et recommande une meilleure coordination entre les organismes, une harmonisation accrue en ce qui concerne l'accessibilité et l'application des programmes de même que d'améliorer l'échange de renseignements entre les divers intervenants des secteurs du logement et des services pour les personnes âgées.

Also available in English under the title: Urban Impacts of Socio-Demographic Change in Canada.

39.
TITLE : Elders' Housing: The Challenge North of Sixty: Conference Proceedings, May 28-31 1990, Yellowknife = Le Logement des aînés: l'enjeu au nord du 60e parallèle: comptes-rendus de la conférence du 28 au 31 mai 1990, Yellowknife
IMPRINT: Ottawa: CMHC, 1991

This conference featured a keynote speaker as well as five comprehensive workshops. The workshops addressed the following topics: "Maintaining Independence": a consideration of how to design space to promote independence; "Housing - Wants and Needs": a consideration of housing options for seniors; "Housing - What's Your Choice?": a consideration of flexible community housing and support services; "Creative Financing": a consideration of creative but realistic financial options for seniors; and "Make It Fit": renovating and adapting homes to suit seniors. Each workshop was initiated by a series of panel presentations, providing participants with both a review and fresh perspectives on housing initiatives for seniors and related support issues.

40.
TITLE : Garden Suites: An Evaluation Report with Suggestions for Implementation: Final Report
AUTHOR : The D.P.A. Group Inc. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1989

This report evaluates the acceptance, feasibility and performance of garden suite units and investigates various financial, regulatory and tenure options that would accommodate the requirements of municipalities, manufacturers and potential customers. The results indicate that the garden suite concept is an acceptable, affordable and liveable housing option with great market potential in Canada.

Despite the clear indication of interest on the part of potential consumers, there are several legal and regulatory obstacles which must be overcome. The report recommends: the amendment of NHA programs and their provincial equivalents to include garden suites in appropriate programs; the preparation of enabling legislation or model bylaws, by provinces, to address major regulatory issues; the development of technical guidelines; and the establishment of regional installation standards.

41.

TITRE : Guide pour la mise sur pied de coopératives pour personnes âgées financées par les membres résidents

AUTEUR : Mark Bostwick, Columbia Housing Advisory Association pour le compte de la Fédération de l'habitation coopérative du Canada

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce guide est destiné a fournir de l'information et des conseils aux organismes de logement coopératif et sans but lucratif intéressés à produire des coopératives pour les personnes âgées financées par les résidents. Il aborde plusieurs questions importantes dont la nécessité de bien se préparer avant d'entreprendre le projet, diverses suggestions pour trouver des appuis financiers, des renseignements sur la structure financière de la coopérative, quelques conseils pour la commercialisation ainsi que des commentaires sur les variantes au niveau du développement communautaire en milieu coopératif. Le guide insiste également sur la minimisation des risques et fournit des suggestions précises fondées sur l'expérience de coopératives qui ont fait leurs preuves.

Also available in English under the title: A Guide to Developing Resident Funded Housing Co-operatives for Seniors.

42.

TITLE : A Guide to Developing Resident Funded Housing Co-operatives for Seniors

AUTHOR : Mark Bostwick, Columbia Housing Advisory Association for the Co-operative Housing Federation of Canada

IMPRINT: Ottawa: CMHC, 1991

This guide is designed to provide information and advice to co-operative and non-profit groups who are interested in developing resident-funded housing for seniors. It focuses on several important areas: the need for careful preparation before initiating a project, suggestions on finding financial support and on the financial structure of the co-operative, a

discussion of marketing issues, and comments on variations in co-operative community development. The guide also emphasizes risk reduction and provides specific suggestions to minimize risks based on the experience of successful projects.

Aussi disponible en français sous le titre: Guide pour la mise sur pied de coopératives pour personnes âgées financées par les membres résidents.

43.
TITLE : Homogeneous Versus Heterogeneous Environments for Portuguese and Italian Elderly in Toronto
AUTHOR : Irene Pereira
IMPRINT: Thesis (M.A.) - University of Waterloo, 1991 (Scholarship Program)

This research focuses on two groups of Portuguese and Italian seniors living in senior citizens' homes. Each group consists of 50 elderly persons living in either a homogeneous environment (residential setting where there is a clear majority of a particular ethnic group) or in a heterogeneous environment (residential setting lacking in a clear majority of an ethnic group). The purpose of the study is to determine if the two groups living in these environments differ in terms of their preferences, perceived health, well-being, satisfaction and levels of involvement.

While there is strong evidence that a homogeneous environment does affect the involvement of ethnic seniors in social activities, there is only partial support for its effects on well-being. Residential setting appears to have no influence on perceived health and satisfaction, and there is no relationship between previous residence and living arrangement preferences.

44.
TITLE : Housing and Support Services for the Elderly in Small Communities: The Potential for the Abbeyfield Model in Rural Ontario
AUTHOR : Bonnie C. Dunnett
IMPRINT: Thesis (M.A.) - University of Guelph, 1991 (Scholarship Program)

This research centres on two issues: the capacity of rural communities to meet the housing and support-service needs of their elderly population; and the appropriateness of the Abbeyfield model as a small-scale, supportive housing option for the semi-independent elderly in rural communities.

An assessment of demographic patterns and trends and an analysis of housing and support-service supply revealed deficiencies in community support for the elderly. These deficiencies were more evident in remote, small communities with populations below 5,000. From this it would appear that small-scale, supportive housing forms would be appropriate in all communities. However, the perceptions of need expressed by those surveyed and their assessment of the Abbeyfield model varied across communities predominately according to urban proximity, but also according to population size. "Community vitality" appeared to be the most important determinant of local need for supportive housing.

45.
TITLE : Housing and the Elderly: Making the Technological Transition
AUTHOR : Gerald F. Hickey and Carmen J. McKell
IMPRINT: Ottawa: CMHC, 1990

A survey was conducted from May to October, 1987 to examine the overall housing situation of the "frail" elderly population in New Brunswick. Specific attention was paid to issues which related to the housing and living arrangements of elderly people in publicly subsidized housing, private apartments and private homes.

The results of the study suggest that the frail elderly, living with others in private apartments, are functioning at a lower level then elders living in private homes or subsidized housing. Because of this decreased functioning level, the frail elderly could place increasing demands on the formal care system (nursing home placements). The report recommends further research to test and identify specific technological innovations and housing rehabilitation programs which will allow the frail elderly to continue to age in place.

46.
TITLE : Housing Choices for Canadians Over 75 Years Old
AUTHOR : Christine Kluck Davis, Social Data Research Ltd. in consultation with Robert Chagnon ... et al., for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This report looks at housing choices for Canadians over 75 years of age and provides a critical description of a variety of innovative approaches. These include support-service initiatives that help people remain in their own homes, such as assistance with home modifications, ways to link the security of a hospital to the home, innovative caregiver support programs and new directions in the co-ordination and delivery of services to the high risk 75+. Promising solutions, for those who choose to move closer to family such as the garden suite, are also discussed, as well as a variety of more recently developed options for older seniors who wish to live among their peers, including adult foster care, congregate and sheltered housing, and assisted living.

Aussi disponible en français sous le titre: Choix de logements pour les Canadiens de plus de 75 ans.

47.
TITLE : Housing Choices for Later Years: Options for Maintaining Independence: Conference Proceedings, September 4-7 1990, Whitehorse = Choix de logements pour le troisième âge: préserver l'autonomie: comptes-rendus de la conférence du 4 au 7 septembre 1990, Whitehorse
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of each session at the conference which included opening and closing plenary sessions and a special "Planning Strategies for the Future" plenary session. In addition, there were nine different workshops. Each workshop began with short presentations from panelists representing a wide range of housing expertise and covered the following topics: "Independent Living," "Supportive Housing," "Housing the Homeless," "Yukon Design," "Planning: the Role of the Municipality," "Support Systems," "Adapting to Change," "Government Housing Programs," and "Retirement Planning".

48.
TITLE : Housing for Saskatchewan Elderly: Conference Proceedings, May 9-11 1990, Regina = Le Logement et les aînés de la Saskatchewan: comptes-rendus de la conférence du 9 au 11 mai 1990, Regina
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of each of the sessions at the conference. The following are overviews of the most significant issues discussed in the workshops.

Workshop A addressed the topic of "Existing Housing Options". The panelists provided an overview of the available housing and financial options offered by government subsidized programs and the private sector.

Workshop B - "Trends in Housing" focused on the trends in accommodation for Saskatchewan's aging population which will require a variety of housing options into the next century.

Workshop C - "Developing Affordable and Suitable Housing" examined the various factors - location, cost, design - that need to be considered in building or converting houses for seniors.

Workshop D - "Creative Consultation" suggested ways of improving the consultation process.

Workshop E - "Maintaining Independence - The Challenge" highlighted the need for establishing and expanding services to enable seniors to live independently, particularly in rural areas.

49.
TITLE : Housing Older Manitobans Effectively: Conference Proceedings, April 23-24 1990, Winnipeg = Le Logement des aînés au Manitoba: comptes-rendus de la conférence, du 23 au 24 avril 1990, Winnipeg
IMPRINT: Ottawa: CMHC, 1991

This two day conference encompassed five comprehensive workshops and three plenary sessions. The following are overviews of the most significant issues discussed in each workshop.

Workshop A - "Design for Independence" addressed the topic of designing housing for an aging population to ensure that independence is maximized by providing for both physical and social needs.

Workshop B - "Affordability and Accessibility" examined the types of housing available through CMHC and Manitoba Housing to suit the changing needs and preferences of seniors.

Workshop C - "Housing Support Services" described current support services and a physician from Hamiota District Health Centre described the Hamiota model, a centralized system of medical and support services for the community.

Workshop D - "Financing and Tenure Options" examined a variety of creative options and described new, innovative housing programs.

Workshop E - "Adaptability of Housing and Communities" focused on the presentations of two panelists - a senior who nad adapted her own home to meet her individual needs and the director of a nursing home who explained the concept of a "continuing care community".

50.
TITLE : Housing Options for Quebec Seniors: Independent Living at Home: Conference Proceedings, June 5-7 1990, Montreal = Options de logement pour les aînés du Québec - vivre autonome chez soi: comptes-rendus de la conférence du 5 au 7 juin 1990, Montréal
IMPRINT: Ottawa: CMHC, 1991

The Quebec conference had a dual objective: to identify the difficulties that seniors experience in satisfying their housing needs, and to propose solutions to meet these ever changing needs. Twelve concurrent workshops focused on the following three major themes:

1. Independence and the financial environment - These workshops addressed the need to inform seniors about new avenues of mortgage financing, renovation grants, and government programs dealing with housing.

2. Independence and the social environment - The discussions dealt with existing services as well as those that should be implemented to allow seniors to remain in their home environment.

3. Independence and the physical environment - In these workshops participants examined new real estate concepts for seniors. Subjects such as adapting and renovating units to assist seniors in their daily activities were discussed.

51.
TITLE : Housing Our Changing Needs: Conference Proceedings, June 19-21 1990, Halifax = Accommoder nos besoins de logement en évolution: comptes-rendus de la conférence du 19 au 21 juin 1990, Halifax
IMPRINT: Ottawa: CMHC, 1991

This three day conference featured an open plenary, keynote speaker, luncheon speaker, a plenary session on financing housing options, discussion workshops, and concurrent panel sessions on the following three themes: "Aging in Place Successfully", "Garden and In-Law Suites" and "Alternatives in Housing". These proceedings summarize each session at the conference.

52.
TITLE : Housing Seniors in Newfoundland and Labrador: A New Direction: Conference Proceedings, May 22-24 1990, St. John's = Le Logement des aînés à Terre-Neuve et au Labrador: une nouvelle direction: comptes-rendus de la conférence du 22 au 24 mai 1990, St. John's
IMPRINT: Ottawa: CMHC, 1991

These proceedings provide a summary of each of the sessions at the conference. During the conference two plenary sessions were presented: "Setting the Stage for the Future" and "Information to Create Change". In addition, six workshops were presented on the following topics: "Decision Making"; "Expanding our Horizons"; "Can I Afford the Cost?"; "Beyond Bricks and Mortar" which focused on the need to support seniors at varying levels of independence; "Elimination of Barriers" which examined the social and regulatory barriers preventing seniors from accessing a wide range of housing options; and "Home Modifications".

53.
TITLE : Housing the Elderly: A Comparison of Canadian and United States Experience
AUTHOR : Stephen M. Golant, Eric G. Moore and Mark W. Rosenberg
IMPRINT: Ottawa: CMHC, 1991

This study seeks to establish the main dimensions of the relationship between aging and housing and to compare the associated public responses in Canada and the United States. It examines five major issues: demographic trends, the changing distribution and the housing circumstances of the elderly, emerging problems, and strategies for housing the elderly.

The study concludes that there are two major lessons for Canadian policy makers to learn from the policy responses of the United States. One is that Canadian policy makers should treat housing the elderly within the context of neighbourhood development and second, there is a need for an annual housing survey so that programs can be developed and evaluated on the basis of current conditions. For policy makers in the United States, the lesson to be learned is how important Canada's "safety net" of universal health care and social policies is to aging in place. While a continuum of housing options is to be encouraged in both countries, there will continue to be a need for governments to help the elderly remain in their current dwellings or to find alternative housing for the growing numbers of homeless elderly.

54.
TITLE : Initiatives Relating to Housing Choices for Older Canadians = Initiatives reliées aux choix de logement des Canadiens âgés
IMPRINT: Ottawa: Research Division, CMHC, 1991

This report describes a variety of initiatives, undertaken by CMHC, that are designed to extend the range of housing choices for older Canadians. These include: the CMHC Housing Awards Program; conferences; demonstration projects; publications; research reports and research studies; the development of financial and tenure options; and the creation of video tapes which illustrate a number of housing options for seniors.

55.
TITRE : Initiatives reliées aux choix de logement des Canadiens âgés = Initiatives Relating to Housing Choices for Older Canadians

ADRESSE BIBLIOGRAPHIQUE: Ottawa: Division de la recherche, SCHL, 1991

Ce rapport décrit diverses initiatives entreprises par la SCHL en vue d'élargir les choix de logement des Canadiens âgés. Mentionnons: le Programme des prix d'excellence en habitation de la SCHL; les conférences; les projets de démonstration; les publications; les recherches et les rapports de recherche; le développement de nouveaux mécanismes financiers et de modes d'occupation; et la production d'une série de bandes vidéo présentant certains modes d'occupation pour les personnes âgées.

56.
TITRE : Le Logement des âinés: l'enjeu au nord du 60e parallèle: comptes-rendus de la conférence du 28 au 31 mai 1990, Yellowknife = Elders' Housing: The Challenge North of Sixty: Conference Proceedings, May 28-31 1990, Yellowknife

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Cette conférence comprenait une allocation d'ouverture, de même que cinq ateliers généraux. Les ateliers portaient sur les sujets suivants: "Le maintien de l'autonomie": étude de la conception spatiale en vue de l'autonomie; "Le logement - désirs et besoins": étude des choix de logement pour les aînés; "Le logement - faites votre choix": études des formules souples de logement communautaire et de services d'appui; "Le financement créateur": étude des options financières créatrices mais réalistes pour les aînés; "En fonction des besoins": la rénovation et l'adaptation des résidences en fonction des aînés. Chaque atelier commençait par une série d'exposés qui fournissaient aux participants à la fois une revue et un point de vue neuf sur les initiatives en matière de logement du troisième âge et sur les problèmes connexes de soutien.

57.
TITRE : Le Logement des aînés à Terre-Neuve et au Labrador: une nouvelle direction: comptes-rendus de la conférence du 22 au 24 mai 1990, St. John's = Housing Seniors in Newfoundland and Labrador: A New Direction: Conference Proceedings, May 22-24 1990, St. John's

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. Deux séances plénières de la conférence étaient consacrées à des panels: "Préparer l'avenir" et "L'information en vue du changement". En outre, il y a eu six ateliers sur les sujets suivants: "La prise de décisions"; "Élargir nos horizons"; "Est-ce que j'ai les moyens?"; "Pas seulement du mortier et des briques" qui portait sur les services communautaires nécessaires pour les aînés en fonction de leur niveau d'autonomie; "Éliminer les obstacles" qui traitait des obstacles sociaux et réglementaires qui empêchent les aînés d'avoir accès à une gamme étendue d'options; et "La modification des logements".

58.
TITRE : Le Logement des aînés au Manitoba: comptes-rendus de la conférence du 23 au 24 avril 1990, Winnipeg = Housing Older Manitobans Effectively: Conference Proceedings, April 23-24 1990, Winnipeg

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Pendant la conférence de deux jours, il y a eu cinq ateliers exhaustifs et trois séances plénières. Voici un aperçu des questions les plus importantes débattues pendant chaque atelier.
Pendant l'atelier A intitulé "Conception basée sur l'autonomie", on a traité de la conception de logements qui favorise le plus possible l'autonomie des aînés en tenant compte de leurs besoins physiques et sociaux.

L'atelier B, "Abordabilité et accessibilité", a examiné les genres de choix de logement qu'offrent la SCHL et Logement Manitoba pour répondre aux besoins changeants et aux préférences des aînés.

L'atelier C, "Services de soutien au logement", a donné un aperçu des services de soutien disponibles. Un médecin du Hamiota District Health Centre a décrit le modèle d'Hamiota, un système centralisé de services médicaux et de soutien pour la collectivité.

L'atelier D, "Mécanismes de financement et modes d'occupation", a examiné divers choix innovateurs et a décrit de nouveaux programmes de logement innovateurs du gouvernement.

L'atelier E, "Adaptabilité du logement et des collectivités", était axé sur les exposés de deux panélistes: une aînée qui avait adapté sa maison pour répondre à ses besoins personnels; et le directeur d'un centre d'hébergement qui a décrit le concept d'une "communauté fournissant des soins à vie".

59.
TITRE : Le Logement et les aînés de la Saskatchewan: comptes-rendus de la conférence du 9 au 11 mai 1990, Regina = Housing for Saskatchewan Elderly: Conference Proceedings, May 9-11 1990, Regina

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. Voici un aperçu des questions les plus importantes traitées par chaque atelier.

L'atelier A portait sur "Les options actuelles de logement". Les panélistes ont présenté un aperçu des formes de logement disponibles ainsi que des options financières offertes par les programmes subventionnés et le secteur privé.

L'atelier B - "Les tendances du logement" - se concentrait sur les tendances du logement pour la population vieillissante de la Saskatchewan qui aura besoin de diverses options après le tournant du siècle.

L'atelier C - "Les logements adaptés et abordables" a examiné divers facteurs - emplacement, coût, conception - dont il faut tenir compte dans la construction ou la conversion de maisons adaptées aux personnes âgées.

L'atelier D - "La consultation créative: un échange" a suggéré des moyens d'améliorer le processus de consultation.

L'atelier E - "Le défi de l'autonomie" soulignait la nécessité de mettre en place et de développer des services pour permettre aux personnes âgées de conserver leur autonomie, particulièrement dans les collectivités rurales.

60.
TITLE : Maintaining Seniors' Independence in Rural Areas: A Guide to Planning for Housing and Support Services
IMPRINT: Ottawa: CMHC, 1991

In 1988, CMHC commissioned Dr. Gerald Hodge and Dr. Gloria Gutman of the Gerontology Research Centre at Simon Fraser University in British Columbia to develop a set of tools to evaluate the needs and preferences of seniors for different types of accommodation and support services. This guide is based on the results of that research.

The guide has three parts:

- Part A describes the tools, provides general information on the aging process in rural Canada and introduces an information model for assessing the housing and support service needs of seniors.

- Part B contains step-by-step instructions on how to use the tools.

- Part C contains the tools themselves, including questionnaires, worksheets and reporting forms.

Aussi disponible en français sous le titre: Pour faciliter l'autonomie des aînés en milieu rural: guide de planification du logement et des services de soutien.

61.
TITRE : Nos besoins, nos solutions au Nouveau-Brunswick: comptes-rendus de la conférence du 7 au 9 mai 1990, Moncton = Doing It Our Way: New Brunswick Seniors' Housing Conference: Conference Proceedings, May 7-9 1990, Moncton

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. Le programme de la conférence comprenait des séances plénières, deux déjeuners-causeries, une allocation thématique et trois séances de présentations d'exposés sur les sujets suivants:

1. "Vieillir chez soi, ou choisir d'autres modes de logement". La situation des aînés frêles du Nouveau-Brunswick qui vivent dans leur propre maison et qui, généralement, reçoivent des soins de proches parents a été examinée.

2. "Expériences personnelles". Cette séance a illustré comment les aînés font des choix de logement, et a fait ressortir le large éventail de choix de logements dont disposent les aînés au Nouveau-Brunswick.

3. "Préparer l'avenir". Ce groupe a examiné les dispositions financières qui pourraient aider les aînés à accéder au genre de logement qui correspond le mieux à leurs désirs et à leurs besoins de services. Il a examiné également les possibilités de vieillir chez soi et des progrès technologiques récents telle "la maison intelligente".

62.
TITRE : Options de logement pour les aînés du Québec: vivre autonome chez soi: comptes-rendus de la conférence du 5 au 7 juin 1990, Montréal = Housing Options for Quebec Seniors: Independent Living at Home: Conference Proceedings, June 5-7 1990, Montreal

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

La conférence du Québec avait un objectif double: cerner les difficultés qu'ont les aînés à satisfaire leurs besoins en logement, et trouver des solutions

concrètes qui répondent à ces besoins en épousant leur évolution. Douze ateliers simultanés portaient sur les trois grands thèmes suivants:

1. Autonomie et environnement financier - Ces ateliers avaient pour but d'informer les aînés des nouvelles avenues en matière de financement hypothécaire, de subventions à la rénovation, et de programmes gouvernementaux liés à l'habitation.

2. Autonomie et environnement social - Les discussions ont porté sur les services existants, tout autant que sur ceux qui devraient être mis en place pour permettre aux aînés de demeurer dans leur milieu de vie.

3. Autonomie et environnement physique - Des spécialistes sont venus discuter des nouveaux concepts immobiliers pour les aînés: il a été question de l'adaptation et de la rénovation de logements visant à aider les personnes du troisième âge dans leurs activités quotidiennes.

63.
TITRE : Passons à l'action: les enjeux du logement des aînés: comptes-rendus de la conférence du 30 avril au 2 mai 1990, Edmonton = Effecting Change: The Seniors' Housing Challenge: Conference Proceedings, April 30 - May 2 1990, Edmonton

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce compte rendu résume chacune des séances de la conférence. Voici un aperçu des questions les plus importantes dont on a discuté dans chaque atelier.

L'atelier A, intitulé "Un chez-soi", a traité de trois questions: que veulent les aînés? quels sont leurs besoins? et comment les fournisseurs de services peuvent-ils offrir des choix qui répondent à ces attentes et à ces besoins?

L'atelier B, intitulé "Gain d'autonomie", a donné un aperçu du principe sur lequel se fonde un grand nombre d'établissements de soins européens, qui mettent l'accent sur la réadaptation des aînés de façon à ce qu'ils puissent retourner chez eux.

L'atelier C, sur le "Financement" s'est concentré sur les réalités économiques pour ceux qui veulent vieillir chez eux.

L'atelier D, intitulé "Prévoir le changement", a examiné le rôle que peut jouer le lobbying pour amener des changements des politiques gouvernementales touchant le logement des aînés.

Le dernier atelier, "Un toit pour tous", a examiné les circonstances dans lesquelles se retrouvent les groupes d'aînés qui sont difficiles à loger ou qui ont des besoins spéciaux.

64.
TITRE : Pour faciliter l'autonomie des aînés en milieu rural: guide de planification du logement et des services de soutien

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

En 1988, la SCHL a chargé M. Gerald Hodge et Mme Gloria Gutman, du Centre de recherche en gérontologie de l'université Simon Fraser, en ColombieBritannique de mettre au point une série de moyens d'évaluation pour évaluer les différents types de logements et de services de soutien qu'il faut aux aînés, ainsi que les préférences de ces derniers à cet égard. Ce guide est fondé sur les résultats de ces recherches.

Le guide se compose de trois parties:

La partie A décrit des moyens d'évaluation, fournit des données de base sur le vieillissement de la population rurale au Canada et présente un modèle d'information servant à évaluer les besoins des aînés en matière de logement et de services de soutien.

La partie B donne des instructions détaillées sur l'utilisation des moyens d'évaluation.

La partie C présente les moyens d'évaluation comme tels, notamment des questionnaires, des feuilles de travail et des formules de rapport.

Also available in English under the title: Maintaining Seniors' Independence in Rural Areas: A Guide to Planning for Housing and Support Services.

65.
TITLE : Resident Satisfaction with Retirement Community Living in Ontario
AUTHOR : N. Barry Lyon Consultants Limited for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

A survey was conducted to evaluate resident satisfaction among residents of five Ontario retirement communities (Tecumseth Pines, Morningside Village, Green Haven Estates, Heritage Village and Creg Quay). Each retirement community was examined in the context of four broad evaluative dimensions: dwelling characteristics, location characteristics, tenure options, and lifestyle considerations.

The results from the survey indicate that retirement community residents are highly satisfied with their residential environments. Moreover, it was found that dwelling characteristics form the highest contribution to overall residential satisfaction, followed by lifestyle considerations, location considerations and tenure options. The results also show that differences in the residential evaluations of respondents were related to community of residence, rather than housing type or tenure. In addition, housenold income and respondent health were the two most significant personal characteristics that accounted for the variation in residential evaluations.

66.
TITLE : Today's Seniors - Tomorrow's Housing: Conference Proceedings, May 15-17 1990, Charlottetown = Aînés d'aujourd'hui - logements de demain: comptes-rendus de la conférence du 15 au 17 mai 1990, Charlottetown
IMPRINT: Ottawa: CMHC, 1991

These proceedings are a summary of each of the sessions at the conference. During the conference four plenary panel discussions were presented: "Affordable and Accessible Housing", "Alternative Housing Options", "Community Support" and "Planning for Independent Living". Housing options that were discussed included co-operative housing, retirement communities, and congregate housing. Seniors recommended that a provincial design service be created to assist individuals and developers in preparing housing plans suitable for seniors.

67.
TITLE : Urban Impacts of Socio-Demographic Change in Canada
AUTHOR : The Research Division, CMHC for the Urban Affairs Group, Organisation for Economic Co-operation and Development
IMPRINT: Ottawa: CMHC, 1989

This paper represents Canada's contribution to the Organisation of Economic Co-operation and Development's (OECD) project on "Urban Impacts of Technological and Socio-Demographic Change". It provides a general overview of: the major socio-demographic changes occurring in Canada, with an emphasis on an increasingly elderly population; and the various programs operating at the national, provincial and local levels which support seniors living in their own homes or in the community setting.

What has become apparent in this discussion of program implementation is the extensive reliance on the non-profit, volunteer sectors in delivering current services to seniors. In an era of reduced government expenditure, particularly on social programs, such extensive reliance on these volunteer sectors is expected to continue. The paper also points out recognized problems with current institutional arrangements and recommends additional interagency coordination, more consistency in the availability and delivery of programs, as well as an improvement in information exchange between the various actors involved with housing/service options for seniors.

Aussi disponible en français sous le titre: Effet des changements socio-démographiques sur les villes canadiennes.

ENVIRONMENTAL POLLUTION AND CONTROL / POLLUTION DE L'ENVIRONNEMENT ET SON CONTRÔLE

68.
TITRE : Activités de la SCHL dans le domaine de la qualité de l'air des habitations = What CMHC Has Been Doing About Indoor Air Quality
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

La Société canadienne d'hypothèques et de logement a été l'un des premiers organismes à envisager sérieusement la question de la qualité de l'air des habitations. Cette brochure donne un aperçu des études

que la SCHL a conduites sur les problèmes de qualité de l'air des habitations et décrit les activités de recherche de la SCHL dans les secteurs suivants: émanations des gaz de combustion; relevé des polluants, études de l'émissivité des matériaux et mise au point de techniques de prélèvement; sols toxiques, gaz souterrains et radon; hypersensibilité aux polluants environnementaux; ventilation dans les bâtiments de faible hauteur et les tours d'habitation; et qualité de l'air et ventilation des habitations du Nord. La brochure explique également comment la SCHL diffuse les résultats de ses activités de recherche et de développement en organisant des ateliers et des séminaires, en participant à des conférences, et en distribuant des rapports de recherche ainsi que des ouvrages techniques.

69.
TITLE : CMHC Kitchener Townhouse Study of Sub-Slab Venting Technology: Phase II
AUTHOR : CH2M Hill Engineering Ltd. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1990, 2 vol.

Sub-slab venting, a common technology used for the remediation of radon entry into homes, was applied to a group of methane-plagued townhouses in Kitchener, Ontario. This soil ventilation essentially modifies the local pressure distribution around the basement structures such that air flows from basements out toward the soil zone. Work performed in the previous year established the technical feasibility of this technology. The second phase of the study aimed at assessing the suitability of this technology across the entire townhouse site.

The results of the monitoring program revealed that sub-slab ventilation was suitable as a mitigative measure at the townhouses. Significant improvements to the indoor air quality were observed. Vent gases were also tested to identify the presence of any hazardous organic compounds; no significant compounds were identified. An energy analysis was also performed to evaluate the impact of sub-slab venting on energy consumption within the homes.

70.
TITRE : Cette bonne odeur de bois: émanations de gaz de combustion provenant des systèmes résidentiels de chauffage au bois

AUTEUR : John Gulland, Performance Woodburning Inc. et Charles LeMay, IRTA pour la Division de la recherche, Secteur des propositions, de la recherche et des programmes, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Des études antérieures indiquent que le chauffage au bois peut, dans certaines conditions, libérer des fumées dans l'habitation. Ces polluants, reconnus comme substances cancérigènes, risquent de porter préjudice à la santé des occupants s'ils s'y retrouvent en forte concentration ou en concentration modérée pendant une longue période. L'étude de 100 systèmes de chauffage au bois choisis ici et là au Canada avait pour but d'établir l'état des systèmes et, par le biais d'entrevues, la fréquence, la durée et l'intensité des émanations. La vérification sur place de 35 autres systèmes analogues visait à déterminer les conditions propices aux émanations de fumée. Les essais en laboratoire tendaient à découvrir les causes des émanations et autres mécanismes précis y contribuant. Les mesures correctives ont été mises à l'essai et les résultats formulés. Les recherches démontrent la possibilité de prévenir les émanations grâce à un système bien conçu, au choix des composants et au fonctionnement et à l'entretien tout indiqués de l'appareil.

Also available in English under the title: That Nice "Woodsy" Smell.

71.
TITRE : Enquête sur l'impact médical d'un changement d'habitat sur les personnes hypersensibles à l'environnement

AUTEUR : Stephen R. Barron pour la Division de la recherche, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce rapport résume les dossiers médicaux de 29 personnes souffrant de troubles dus à l'hypersensibilité environnementale. Il passe également en revue la littérature scientifique sur les maladies dues à l'environnement et sur la discipline médicale de l'écologie clinique.

Les personnes interrogées ont rempli des questionnaires médicaux détaillés portant sur une multitude de symptômes associés à ces troubles chroniques. Toutes les personnes interrogées ont fait état d'améliorations à leur santé une fois terminées des modifications domiciliaires entreprises pour réduire l'exposition aux substances chimiques. Puisque la population échantillonnée est entachée d'un biais initial très marqué, les résultats ne sont pas "statistiquement" utiles. Mais les résultats n'en reflètent pas moins les données fournies dans la littérature scientifique sur les manifestations cliniques de la maladie.

Also available in English under the title: Survey of the Medical Impact on Environmentally Hypersensitive People of a Change in Habitat (Compendium of Research 1990).

72.
TITLE : Field Investigation Survey of Air Tightness, Air Movement and Indoor Air Quality in B.C. High-Rise Apartment Buildings
AUTHOR : Bob Landell, Avalon Mechanical Consultants Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This field survey provides information on air leakage, air movement patterns and indoor air quality in five high-rise apartments in British Columbia.

The general results of the survey are as follows:

1. The rates of leakage in apartment buildings can vary considerably from building to building and floor to floor.

2. Of the five floors whose depressurization test data had sufficiently high correlation coefficients, four have similar rates of leakage.

3. The greatest sources of air leakage are elevator shafts, floors and ceilings, stairwell doors, sliding glass patio doors, and suite fans.

4. Indoor air quality is generally very good except for relatively high concentrations of carbon monoxide due to poor garage ventilation.

5. Moisture problems associated with rain penetration were encountered in three buildings.

6. The protocol used for air leakage testing is difficult to implement in large, occupied buildings.

73.
TITLE : Field Investigation Survey of Air Tightness, Air Movement and Indoor Air Quality in High-Rise Apartment Buildings: Atlantic Region
AUTHOR : E.W. Scott Bennett, BFL Consultants Limited for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC

This report presents the findings of a field investigation and assessment into airtightness, air movement and indoor air quality conducted on two (2) residential high-rise apartment buildings located in St. John's, Newfoundland. No testing was done to measure the effectiveness of the mechanical ventilation systems.

Airtightness testing indicated that both buildings were very leaky by international standards. When air movement testing was conducted on Building I, it was found that outside weather conditions dominated the tracer gas migration. The stack effect carried the gas up the building through the garbage chute, stairwells and elevator shafts.

From the standpoint of energy efficiency, significant energy wastage is occurring. During testing for indoor air quality, carbon dioxide, radon and relative humidity levels were all higher in Building II, which was substantially tighter than Building I. However, all contaminant levels, except for Total Suspended Particulates (TSP) in smokers' apartments, remained within recommended guidelines.

74.
TITRE : Le Logement des personnes hypersensibles à l'environnement: le logement à air pur au Canada: enquête et études de cas
AUTEUR : Drerup Construction Ltd. pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce rapport résume des recherches menées à travers le Canada durant l'hiver 1989-1990, au cours desquelles on est entré en contact avec près d'une centaine de personnes souffrant de problèmes de santé reliés à l'environnement afin de leur poser des questions sur leur logement et leur santé. On a amassé des données sur les mesures individuelles prises pour réduire l'exposition aux polluants dans la maison, et des commentaires sur l'efficacité de ces mesures. Le rapport donne une image partielle: de la nature et de l'étendue du logement "à air pur" au Canada; des ressources que l'on a trouvé utiles à la construction

ou à la rénovation écologiques; et des méthodes, matériaux de construction, et systèmes de chauffage et de ventilation adoptés dans dix des maisons soumises à une enquête détaillée.

Also available in English under the title: Housing for the Environmentally Hypersensitive (Compendium of Research 1990).

75.
TITRE : Modélisation de la propagation d'ondes acoustiques planes dans des filtres guides d'ondes asymétriques
AUTEUR : Patrice Masson
ADRESSE
BIBLIOGRAPHIQUE: Mémoire (M.Sc.A) - Université de Montréal, 1991 (Programme de bourses d'études)

Un premier type de filtre guide d'ondes acoustique constitué de cavités identiques a été développé et étudié à fond. L'efficacité acoustique de ce dispositif pour le contrôle du bruit s'est révélée être limitée par une faible bande d'action en fréquence. Alors, un nouveau type de filtre guide d'ondes, formé de cavités différentes, a été développé dans le but d'étendre la bande d'action en fréquence. L'étude expérimentale présente une évaluation des performances du dispositif en le comparant à l'ancien dispositif et en situation réelle du contrôle du bruit de transformateur. La plus grande étendue de l'action du nouveau guide est alors montrée.

Outre le contrôle du bruit de transformateur, un tel dispositif est utilisé pour contrôler le bruit de circulation routière, de machinerie bruyante ou tout autre bruit à contenu important en basses fréquences.

76.
TITRE : Performance acoustique des assemblages plancher/plafond dans les constructions à ossature de bois (2e partie)
AUTEUR : C. William Bradley pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Pour répondre aux problèmes engendrés par la transmission excessive du bruit entre les unités d'édifices à logements multiples, la SCHL a commandé

une étude portant sur les performances acoustiques des assemblages plancher/plafond séparant les unités de logement superposées dans les constructions à ossature de bois.

La première partie de cette étude a permis d'examiner le rendement acoustique de différents matériaux à mettre en place par le dessous des assemblages plancher/plafond, notamment les absorbants phoniques employés entre les solives, de même que les revêtements de plafond et leurs techniques de pose. Le présent rapport met l'emphase sur les performances procurées par différents types de plancher.

Vingt-deux assemblages ont été testés au Conseil national de recherches du Canada (CNRC). Voici quelques-unes des conclusions du rapport:

- L'isolation des bruits aériens augmente d'environ 6dB pour chaque doublement de la masse surfacique des revêtements de plancher, mais on ne peut établir de lien direct entre l'isolation des bruits d'impact et la masse surfacique des revêtements de plancher.

- Le tapis, lorsqu'installé sur une thibaude de mousse d'élastomène procure une excellente isolation des bruits d'impact. Lorsque le plancher fini n'est pas recouvert de tapis, il est nécessaire d'installer un plancher flottant pour obtenir une isolation aux bruits d'impact élevée (IIC55 et plus).

- Les planchers flottants sur fourrures sont acoustiquement semblables aux planchers flottants sans fourrures.

- Durant la construction, on doit porter une attention particulière pour s'assurer que les matériaux résilients ne soient pas court-circuités par des clous, des vis ou du béton. Le détail de finition du perimètre de l'assemblage doit permettre les mouvements tout en demeurant étanche.

Also available in English under the title: Sound Performance of Wood Floor/Ceiling Assemblies: Stage II (Compendium of Research 1990).

77.
TITLE : Preliminary Investigation Concerning the Impact of Subslab Ventilation on Radon Entry Rate, Soil Temperature, and Energy Consumption
AUTHOR : G.K. Yuill and Associates Ltd. for CMHC
IMPRINT: Ottawa: CMHC, 1991

The abilities of subslab ventilation systems to reduce indoor radon levels, and their potentials for creating foundation problems and for wasting energy, were assessed using three approaches. One was to monitor a test house in which three different radon mitigation systems were installed: a subslab depressurization system, a subslab pressurization system, and a basement suction system. The second used a computer program to simulate the flow of radon-laden soil gas through the soil and through the house, with the same three radon mitigation systems in place. The third used radon concentrations, air temperatures, and system airflow depressurization systems.

Of the three mitigation systems, subslab depressurization worked best. Most of the air removed by this system came from inside the basement, not from the soil. This means that cold air drawn through the soil by this system is unlikely to cause the soil to freeze under the footings and damage the foundation. However, this flow of air from the basement could depressurize the basement enough to cause furnace backdrafting, and could withdraw enough air from the house to cause excessive inflow of cold, outside air, thus wasting heating energy. Radon mitigation contractors must be trained to avoid these two problems.

The average cost of the subslab depressurization systems inspected was $1,250. The cost, per life saved, was conservatively estimated at $69,000 which is lower than the amounts spent on most other health and safety issues.

78.
TITRE : Projet de recherche sur les bruits de plomberie dans les édifices à logements multiples
AUTEUR : MJM Conseillers en acoustique inc. pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

L'objectif principal de ce projet consistait à étudier le rendement acoustique de différentes installations de plomberie utilisant des matériaux et des techniques

d'usage courants dans l'industrie. Plus de deux cent soixante-treize (273) tests furent effectués dans les laboratoires acoustiques du Conseil national de recherches du Canada.

Voici quelques-unes des conclusions de l'étude:

- La pression d'eau constitue un facteur important dans la production de bruit de plomberie et devrait être prise en considération lors du design des systèmes de plomberie des édifices à logements multiples.

- Le recouvrement des tuyaux, sur toute leur longueur à l'aide d'un isolant d'élastomène à basse densité procure une réduction de bruit significative, de l'ordre de 6 à 8 dBA.

- Pour les tuyaux d'alimentation, l'utilisation de plastique plutôt que de cuivre entraîne une réduction du bruit de 5 à 10 dBA; pour les tuyaux de renvoi, le cuivre et la font sont préférables au plastique.

- Le mode de fixation des conduites de plomberie semble être le facteur le plus important à considérer lors de l'installation des conduites.

- L'utilisation de fourrures résilientes améliore d'environ 6 à 10 dBA l'isolation sonore des bruits de plomberie procurée par une cloison à colombages de bois.

Also available in English under the title: Research Project on Plumbing Noise in Multi-Dwelling Buildings.

79.
TITRE : Protocole d'essai de la qualité de l'air intérieur des tours d'habitation: rapport final
AUTEUR : Buchan, Lawton, Parent Ltd. pour la Division de la mise en oeuvre des projets, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce manuel propose un protocole d'évaluation de la qualité de l'air des tours d'habitation. Ce protocole comporte trois stades: une évaluation préliminaire, une mesure simple des contaminants et, là où c'est justifié, une mesure complexe des contaminants. L'évaluation préliminaire comprend principalement

l'inspection des lieux et l'interrogation des occupants. Le deuxième stade est constitué de mesures simples, et la plupart du temps peu coûteuses, des contaminants, lesquelles permettent habituellement de déceler la majorité des problèmes. On n'a recours au stade final du processus d'investigation que si l'évaluation attentive des deux premiers stades ne permet pas de faire ressortir les causes et les solutions probables des problèmes relevés. Le manuel comprend également une série de listes de contrôle pouvant aider à l'évaluation préliminaire et une description des techniques de mesure.

Also available in English under the title: Indoor Air Quality Test Protocol for Highrise Residential Buildings: Final Report (Compendium of Research 1990).

80.
TITLE : Research Project on Plumbing Noise in Multi-Dwelling Buildings
AUTHOR : MJM Acoustical Consultants Inc. for CMHC
IMPRINT: Ottawa: CMHC, 1991

The main objective of this study was to investigate the acoustical performance of different plumbing installations using materials and techniques readily available in the construction industry. Over two hundred seventy-three tests were conducted in the acoustical laboratories of the National Research Council of Canada.

The study comes to the following conclusions:

- Water pressure is an important factor in the production of plumbing noise which should be taken into account when designing plumbing systems for multi-dwelling buildings.

- The presence of domestic low density styrene pipe insulation on the entire surface of the pipe provided a significant noise reduction in the order of 6 to 8 dBA.

- For supply pipes, using plastic instead of copper resulted in an approximate 5 to 10 dBA noise reduction; for waste pipes, copper and cast iron are preferred to plastic.

- The pipe attachment seems to be the single most important

factor which should be considered during the installation of pipes.

- The use of resilient furrings increased the plumbing noise isolation provided by a wood stud enclosure by approximately 6 to 10 dBA.

Aussi disponible en français sous le titre: Projet de recherche sur les bruits de plomberie dans les édifices à logements multiples.

81.

TITLE : That Nice "Woodsy" Smell: Combustion Spillage from Residential Wood Heating Systems

AUTHOR : John Gulland, Performance Woodburning Inc. and Charles LeMay, IRTA for the Research Division, Policy Development and Research Sector, CMHC

IMPRINT: Ottawa: CMHC, 1991, 2 vol.

Previous studies have shown that woodburning systems may release smoke into dwellings under certain conditions. These pollutants are known carcinogens which may pose a risk to the health of the inhabitants if present in high concentrations or in moderate concentrations over an extended period of time. A study of 100 randomly selected wood heating systems across Canada was conducted to determine the condition of the systems, and the households were interviewed to establish the frequency, duration and severity of smoke spillage incidents. A further 35 systems were targeted for field monitoring to establish the mechanisms of smoke spillage from troubled woodburning systems. Laboratory testing investigated appliance-related causes of combustion spillage and other specific mechanisms that may contribute to spillage. Remedial measures to increase the spillage resistance of wood heating systems were tested and the results presented. The research demonstrated that spillage can be prevented through good system design, component selection, and proper appliance operation and maintenance.

Aussi disponible en français sous le titre: Cette bonne odeur de bois: émanations de gaz de combustion provenant des systèmes résidentiels de chauffage au bois.

82.
TITLE : What CMHC Has Been Doing About Indoor Air Quality = Activités de la SCHL dans le domaine de la qualité de l'air des habitations
IMPRINT: Ottawa: CMHC, 1991

Canada Mortgage and Housing Corporation was one of the first agencies to take a look at the issue of indoor air quality in residential environments. This booklet outlines CMHC's approach to indoor air quality research and describes CMHC's research activities in the following fields: combustion spillage; pollutant surveys, material emissions studies and development of sampling techniques; toxic lands, soil gas and radon; environmental hypersensitivity; ventilation in low-rise housing and high-rise apartments; and indoor quality and ventilation in northern housing. The booklet also explains how CMHC publicizes the results of its research and development through workshops, seminars, participation at conferences, and the distribution of research reports and technical papers.

FIRE PREVENTION / INCENDIES -- PRÉVENTION

83.
TITRE : Analyse des coûts-avantages de l'installation d'extincteurs automatiques à eau dans les maisons (phase II): installation de systèmes d'extincteurs automatiques à eau dans les maisons neuves: coûts requis pour sauver des vies et éviter des pertes matérielles
AUTEUR : A.T. Hansen et R.E. Platts, Scanada Consultants Limited pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1989

Cette étude vise à déterminer s'il est économiquement justifiable d'imposer l'installation d'extincteurs automatiques à eau dans les maisons neuves. L'analyse des avantages par rapport aux coûts, fondée sur des données recueillies au Canada et aux États-Unis, est envisagée dans une perspective sociétale, plutôt que du point de vue du propriétaire ou du locataire.

Puisque les maisons neuves sont déjà beaucoup plus sûres que les anciennes et qu'il en coûte de 38 à 95 millions de dollars par année pour sauver une vie par l'installation de ces extincteurs dans les maisons

neuves, on peut douter de l'opportunité économique de la proposition. Les experts-conseils recommandent de prendre d'autres moyens, par exemple d'orienter les mesures de sécurité vers les habitations présentant un risque élevé, de mettre au point des distributrices d'allumettes dont les enfants ne peuvent se servir, et de mieux ignifuger le tissu des meubles rembourrés, des tentures et de la literie.

Also available in English under the title: Analysis of the Cost Benefits of Installing Fire Sprinklers in Houses (Phase II): The Cost of Saving Property and Lives by Fire Sprinklering New Houses (Compendium of Research 1988/89).

84.
TITRE : Avertisseurs de fumée et extincteurs automatiques résidentiels: coûts et avantages: rapport sommaire
AUTEUR : Rowena E. Moyes
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

En réponse aux questions très répandues entourant les extincteurs automatiques et les avertisseurs de fumée, la SCHL a demandé à A.T. Hansen et à R.E. Platts, de Scanada Consultants Ltd., d'en faire un examen approfondi. Les résultats sont livrés dans deux rapports détaillés: "Analyse des coûts-avantages de l'installation d'extincteurs automatiques à eau dans les maisons" (juin 1989) et "Coûts et avantages des avertisseurs de fumée dans les maisons au Canada" (mars 1990). Le Ministère des affaires municipales de l'Alberta a aussi commandé une étude sur les extincteurs automatiques intitulée Cost Study of Sprinkler Installations for Residential Housing. Cette brochure résume ces rapports et a été mise à jour, lorsqu'il y avait lieu, à la lumière des renseignements supplémentaires obtenus après leur publication.

Also available in English under the title: Smoke Alarms and Residential Sprinklers: Costs and Benefits: Summary Report.

85.
TITRE : Coûts et avantages des avertisseurs de fumée dans les maisons au Canada

AUTEUR : A.T. Hansen et R.E. Platts, Scanada Consultants Ltd. pour la Division de la mise en oeuvre des projets, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

L'étude vise à évaluer l'efficacité des avertisseurs de fumée, à déterminer les coûts et avantages d'étendre leur usage aux maisons qui n'en sont pas encore munies et à examiner les moyens d'améliorer leur sécurité de fonctionnement.

L'étude explore et analyse les dossiers relatifs aux incendies au Canada et aux États-Unis de 1980 jusqu'à maintenant. Elle conclut que les avertisseurs de fumée permettent de sauver 26 vies par année par million de maisons neuves à un coût minime ou nul. Le rapport conclut également qu'en installant des avertisseurs de fumée dans les 18 p. 100 des maisons canadiennes qui n'en sont pas encore munies et en veillant à ce que ce dispositif de sécurité soit installé dans les autres maisons, notre société saisit l'une des occasions les plus efficaces et les plus économiques d'épargner des vies.

Also available in English under the title: Costs and Benefits of Smoke Alarms in Canadian Houses (Compendium of Research 1990).

86.
TITLE : Smoke Alarms and Residential Sprinklers: Costs and Benefits: Summary Report

AUTHOR : Rowena E. Moyes

IMPRINT: Ottawa: CMHC, 1991

In response to the widespread questions surrounding sprinklers and smoke alarms, CMHC commissioned A.T. Hansen and R.E. Platt of Scanada Consultants Ltd. to perform a comprehensive examination of the issues. The results are contained in two in-depth reports: Analysis of the Cost Benefits of Installing Fire Sprinklers in Houses (June 1989) and The Costs and Benefits of Smoke Alarms in Canadian Houses (March 1990). Alberta Municipal Affairs also commissioned a study on sprinklers entitled Cost Study of Sprinkler Installations for

Residential Housing. This booklet is a summary of those reports, updated where appropriate, with additional information which has become available since they were published.

Aussi disponible en français sous le titre: Avertisseurs de fumée et extincteurs automatiques résidentiels: coûts et avantages: rapport sommaire.

HEATING AND VENTILATION / CHAUFFAGE ET VENTILATION

87.
TITLE : Combustion Venting: Student Manual/Reference Text
AUTHOR : Geddes Enterprises, Scanada Consultants Ltd., National Energy Conservation Association and Energy Building Group for CMHC
IMPRINT: Ottawa: CMHC, 1991

The purpose of this manual is to provide heating service technicians with the most up-to-date information available on the venting of products of combustion of conventional (naturally aspirated) gas-and oil-fired appliances. The manual describes the proper operation of a chimney and the symptoms of spillage of combustion products. The authors have included checklists that can be used to determine whether a venting problem exists. The manual provides test procedures for the service technician to evaluate a combustion venting system and to detect a leaking heat exchanger. Remedial measures to solve problems once they have been detected are also discussed in some detail.

If the service technician is suspicious that the combustion venting system may not be operating as intended, a simple "Assessment, Check and Test" (ACT) procedure should be followed. In the majority of cases, only the simple ACT procedure will be required. However, if more time consuming and complex tests are necessary, the manual provides instructions on how to complete and evaluate those tests.

88.
TITLE : Development of an Integrated Heating and Ventilation System: Final Report
AUTHOR : Augustin Brais, SIRICON
IMPRINT: Ottawa: CMHC, 1990

An integrated heating and ventilation system was designed to comply with the requirements of proposed standard CSA F326 Residential Mechanical Ventilation Requirements - May 1988.

The system was designed to:

1. Supply sufficient outdoor air to rooms;
2. Temper outdoor air;
3. Integrate make-up air with exhaust fans; and
4. Manage air flows and pressure imbalances.

The system developed for this project effectively combined space heating, domestic hot water heating and ventilation into a single integrated system. Furthermore, the system was shown to be able to manage pressure imbalances effectively in response to an input signal that indicated an unacceptable pressure imbalance.

89.
TITLE : Earth Energy Systems: A Guide to the Technology
AUTHOR : REIC Ltd. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1990

This guide focuses on one of the most recent developments in residential space heating and cooling technology - earth energy systems (ground source heat pumps). The guide covers all aspects of earth energy systems - from internal operation and installation to field-tested performance - in an understandable, non-technical manner.

The guide has been written primarily for a residential building audience, in particular those involved in choosing heating systems. It examines certain perceptions and misconceptions about earth energy systems; covers the fundamental concepts of operation, design, and application; presents a comparison between earth energy systems and four other conventional heating systems; and provides illustrated examples of earth energy systems in operation.

Aussi disponible en français sous le titre: Pompes à chaleur sol-eau: guide technique.

90.
TITRE : Établissement des méthodes de mesure de l'étanchéité à l'air et des mouvements d'air dans les tours d'habitation
AUTEUR : C.Y. Shaw et R.J. Magee, Institut de recherche en construction, Conseil national de recherches Canada
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce rapport décrit toute une gamme de méthodes d'essai qui ont été mises au point dans le but de mener une étude systématique de l'étanchéité à l'air et des mouvements de l'air dans les immeubles d'appartements de grande hauteur. La réussite de l'application des méthodes d'essai a permis de mesurer l'étanchéité à l'air de l'enveloppe du bâtiment, des murs extérieurs de chaque étage ainsi que des cloisons intérieures d'un bâtiment de cinq étages. L'étude des mouvements d'air du bâtiment a permis de découvrir, d'une part, comment un contaminant se déplace depuis son point d'origine jusqu'à d'autres endroits et, d'autre part, comment l'installation de chauffage et de ventilation distribue l'air extérieur. L'installation de chauffage et de ventilation n'a pas permis de mesurer avec succès l'étanchéité à l'air de l'enveloppe du bâtiment. Ces conclusions tiendraient probablement dans le cas d'autres immeubles d'appartements équipés d'un système de chauffage et de ventilation semblable.

Also available in English under the title:
Establishing the Protocols for Measuring Air Leakage and Air Flow Patterns in High-Rise Apartment Buildings (Compendium of Research 1990).

91.
TITLE : F326P Impact Study Analysis Procedure
AUTHOR : Bowser Technical Inc. for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

In 1988, Allen Associates Ltd. studied the impact of mandating CSA Preliminary Standard F326. This paper presents an updated method of analysis and sets out the assumptions made and modelling algorithms used. It discusses the range of cases to be modelled and sets forth recommended future changes to the modelling procedure. Such future changes are intended to: upgrade the model to reflect the requirements of the F326 standard and model ventilation effects more accurately.

92.
TITLE : Field Measurement of Sound from Residential Ventilation Fans
AUTHOR : J.D. Quirt, Institute for Research in Construction, National Research Council Canada for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

A CSA standard was developed for laboratory testing of residential ventilation fans to provide air-handling and sound emission ratings. A study was performed to evaluate these laboratory test methods, and to assess the relationship between the laboratory ratings and actual field performance. The first phase of that study was laboratory testing of 11 ventilation units to rate both airflow and sound power emission according to the current draft of CSA C260. The second phase was field testing of these same units after installation in residences.

The main body of the report presents an overview of the field work performed, and a discussion of the significant issues. These include: installation details and measurement procedures; air flow results; sound power results; and sound pressure results. Overall, the sound power measured for the fans in their field installations agreed quite closely with the laboratory results.

Aussi disponible en français sous le titre: Mesure en service de l'intensité sonore de ventilateurs résidentiels.

93.
TITLE : Life Cycle Cost Study Comparing Domestic Hot Water Tanks and Boilers as Space Heating Appliances: Final Report
AUTHOR : Rick Thrall and William J. Mayhew, Howell Mayhew Engineering, Inc.
IMPRINT: Ottawa: CMHC, 1990

An alternative heating system which uses a domestic hot water tank for both space heating and hot water heating has been installed in several housing units by the Northwest Territories Housing Corporation on a pilot basis. This project evaluated the cost-effectiveness of a domestic hot water heating system compared to other existing heating systems. The project objectives were:

- To establish and compare the life cycle costs of both a domestic hot water tank space heating system and a boiler space heating system;

- To determine if there are higher efficiency domestic hot water tanks on the market and what can be done to improve existing efficiency rates; and

- To research other space heating alternatives and determine their cost-effectiveness.

The capital and operating costs associated with each of the two systems were used to carry out the analysis. The life cycle cost analysis indicated that the domestic hot water system was a viable investment. The authors noted that if fuel consumption or fuel costs were to increase, the more efficient boiler system would become more economical. However, an increase in the inflation rate would make the domestic hot water system more cost-effective. They recommended that the Northwest Territories Housing Corporation continuously monitor advances in heating equipment technology for possible use in northern housing.

94.
TITLE : Meeting Canadian Residential Ventilation Standard Requirements with Low-Cost Systems
AUTHOR : Bruce E. Sibbitt, Caneta Research Inc. and Tom Hamlin, CMHC
IMPRINT: Ottawa: CMHC, 1991

The primary objective of this study was to determine if simple, inexpensive ventilation systems could meet the intent of CSA standard F326. Eight ventilation system configurations were commissioned, installed, and tested in the field to obtain operating experience with the systems and to establish confidence in the simulation software. Carbon dioxide and formaldehyde levels were simulated in houses with several different ventilation systems configurations. The cases modelled included houses with and without forced-air recirculation systems, average and tight building envelopes, and average and heavy occupancies. It was determined that several low-cost techniques, including fan-driven limited distribution systems combined with one or more exhaust fans, can be effective in providing good indoor air quality control, while some other techniques should not be relied on. Examination of continuous CO_2 measurements in two mechanically ventilated houses suggested that the fresh air supply rates specified by CSA standard F326 provide good control of this contaminant.

95.
TITRE : Mesure en service de l'intensité sonore de ventilateurs résidentiels
AUTEUR : J.D. Quirt, Institut de recherche en construction, Conseil national de recherches Canada
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

La CSA a mis au point une norme visant la mise à l'essai en laboratoire de ventilateurs résidentiels en vue d'établir leur débit d'air et leur indice d'émission acoustique. Une étude a été menée afin d'évaluer ces méthodes d'essai en laboratoire et de déterminer le lien entre les indices obtenus en laboratoire et ceux mesurés en service. La première étape de l'étude consistait à tester en laboratoire 11 ventilateurs dans le but de coter tant leur débit d'air que leur niveau de puissance acoustique conformément à la version provisoire de la norme CSA C260. Pour la seconde étape, on a procédé à l'essai en service des mêmes appareils.

Le corps du rapport présente une vue d'ensemble du travail accompli et un exposé des questions d'importance. Ceci comprend: les détails d'installation et les méthodes de mesure; les résultats des mesures de débit d'air; les résultats de la puissance acoustique; et les résultats de la pression acoustique. Dans l'ensemble, la puissance acoustique mesurée pour les ventilateurs en service correspondait très fidèlement aux résultats obtenus en laboratoire.

Also available in English under the title: Field Measurement of Sound from Residential Ventilation Fans.

96.
TITRE : Pompes à chaleur sol-eau: guide technique
AUTEUR : La Société REIC pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce guide porte sur l'un des plus récents progrès de la technologie du chauffage et du refroidissement des locaux d'habitation: les pompes à chaleur sol-eau. Le guide aborde tous les aspects des PAC sol-eau, depuis leur fonctionnement et installation jusqu'aux essais de rendement, dans un langage clair et non technique.

Le guide s'adresse surtout à des constructeurs d'habitations, et en particulier à ceux qui ont à choisir un système de chauffage. Il examine certaines idées et conceptions erronées qu'on se fait au sujet des PAC sol-eau; traite des concepts fondamentaux du fonctionnement, de la conception et des applications; établit une comparaison entre les PAC sol-eau et quatre autres systèmes de chauffage conventionnels; et fournit des exemples et des illustrations du fonctionnement des PAC sol-eau.

Also available in English under the title: Earth Energy Systems: A Guide to the Technology.

97.
TITLE : Research Report: HVAC Systems in Multi-Unit High Rise Buildings: Final Report, March 1991
AUTHOR : Leslie Jones & Associates Inc.
IMPRINT: Ottawa: CMHC, 1991

A literature review and a field survey of 150 organizations representing 25 000 dwelling units in 260 high-rise buildings were undertaken to identify problem areas in state-of-the-art heating, ventilating and air-conditioning (HVAC) systems. Based on the results of the survey, electric baseboard is the most popular form of heating and has the fewest operational complaints. Ventilation performance and/or air leakage are responsible for the largest number of complaints. Virtually all buildings (95%) have a central make-up air system which is delivered to public corridors where it passes into individual suites through door undercuts and cracks. Suggestions to improve HVAC system performance include: more education and training, technology transfer, research and development activities, and revisions to Building Codes to provide clearer definitions of system performance requirements.

98.
TITLE : Residential Ventilation Industry: Cost Survey, August, 1988
AUTHOR : Allen Associates for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

A cost survey was undertaken in 1988 as part of a larger project involving an opinion survey and energy analysis. The objective of the study was to outline the construction cost implications of the implementation of CSA Preliminary Standard

F326 in single-family homes. Work included the development of an automated costing system which allows the user to extract costs for a wide variety of house/heating/ventilation combinations.

The costs were based on the preliminary standard issued in May, 1988. Since that time CSA F326 has been modified. As a result, the costs derived from this report may not reflect the requirements of the new standard.

99.
TITLE : Residential Ventilation Industry Survey, August, 1988
AUTHOR : Allen Associates for the Project Implementation Division, CMHC; edited by Bowser Technical Inc.
IMPRINT: Ottawa: CMHC, 1990

The results of an opinion survey of the residential ventilation industry are presented in this report. The survey solicited responses regarding the kind of housing that is being built, what heating systems dominate, and what ventilation strategies are being used. Information concerning which exhaust applicances are being installed, how often airtightness details are being used and the impact of current impact ventilation regulation changes is included in the report.

100.
TITLE : Residential Ventilation Symposium: CMHC, October 18, 1990.
AUTHOR : Bowser Technical Inc.
IMPRINT: Ottawa: CMHC, 1990

This paper reports on a symposium held at CMHC National Office in Ottawa. The purpose of the symposium was to provide input, background information and resources to the members of the Canadian Home Builders' Association (CHBA) Ventilation Task Force. The paper summarizes the text of presentations given at the symposium on the following topics: the purpose of the CHBA Ventilation Task Force; indoor air quality; combustion spillage; powered make-up air units; airtightness; and mandating ventilation.

101.
TITLE : West Coast Ventilation Strategies
AUTHOR : Avalon Mechanical Consultants and Victoria Home Builders' Association
IMPRINT: Ottawa: CMHC, 1990

This report provides evaluations of the performance of 8 different residential ventilation systems in West Coast applications. The effectiveness of each ventilation technology is analyzed from the point of view of climate and lifestyle; installation and operating costs; builder and homeowner response to the systems; indoor air quality performance; and advantages and disadvantages of the system. The results indicate that many variables contribute to the effectiveness of a ventilation system. The "human aspects" of system operation and occupancy load are among the most important factors. Unfortunately, these cannot be determined prior to occupancy for most new homes.

HISTORIC PRESERVATION / SAUVEGARDE DU PATRIMOINE

102.
TITLE : Promoting Heritage Preservation: Private Sector Incentives
AUTHOR : Michael Andrew Hartford
IMPRINT: Current Issues Paper (M.Sc. in Planning) - University of Toronto, 1991 (Scholarship Program)

The basic message underlying much of the content of this report is that historic preservation and development issues do not have to be regarded in opposition to each other. Three policy approaches which promote preservation are outlined and illustrated. They are: funding for historic preservation through grants; the use of development controls; and tax incentive programs.

In order to illustrate the application and effectiveness of each policy instrument a series of case studies are presented:

1) Grants for Renovation - Ontario Ministry of Culture and Communications restoration and commercial rehabilitation grants and the Winnipeg Core Area Initiative.

2) Development Controls - Toronto's historic density exemption, the Toronto Stock Exchange Building and the Toronto Dominion Centre, Tower 5.

3) Property Tax Incentives - Experiences in the United States

and San Juan, Puerto Rico as well as Edmonton's "Policy to Encourage the Designation and Rehabilitation of Provincial Historic Resources".

HOMELESSNESS / SANS-ABRI

103.
TITLE : A Critical Analysis of the Provincial Program Initiative "Local Access to Permanent Housing Committees, 1987"
AUTHOR : Hilda Briks
IMPRINT: Research Paper (M.S.W.) - University of Toronto, 1990 (Scholarship Program)

This paper presents and analyzes the findings of a research project which focused on "Local Access to Permanent Housing Committees" (LAPHCs), a joint program initiative developed by the Ministry of Housing and the Ministry of Community and Social Services in 1987. The LAPHCs were intended to constitute a community forum for addressing the problem of homelessness at the local level.

The survey data shows that the LAPHC initiative found rapid support in communities outside the Metropolitan Toronto area. In Toronto, however, only Scarborough formed a LAPHC. The reasons for the non-formation of LAPHCs in the five remaining municipalities of Metro Toronto fell into four broad categories: 1) inherent problems with the program initiative; 2) conflicting priorities; 3) misguided intervention; and 4) the pre-existence of access services.

104.
TITLE : The Perceptions Ottawans Providing Housing and Services to Ottawa's Single Homeless Women of What Should Exist in Ottawa in Terms of Emergency and Permanent Supportive Housing and Services for Homeless and Vulnerable Women
AUTHOR : Jean Sorensen
IMPRINT: Independent Inquiry Project (Master of Social Work) - Carleton University, 1990 (Scholarship Program)

This independent inquiry project considers the needs of homeless and vulnerable single women for emergency shelter, supportive housing and social services in Ottawa. Following a literature search and an analysis of interviews with fourteen local people who work with homeless women, the researcher

presents a model service system for this client group. Its aims are to help women to avoid becoming homeless and to assist those who do find themselves in emergency shelters to restabilize their lives as quickly as possible. The emphasis in the model's design is to provide a coordinated effort across an entire service system, assisting at-risk women in the community to have stable, fulfilled and independent lives.

105.
TITLE : Solutions to Homelessness: Vancouver Case Studies
AUTHOR : J. David Hulchanski ... et al., for CMHC
IMPRINT: Ottawa: CMHC, 1991

This report presents profiles of six locally initiated housing projects aimed at assisting various sectors of the homeless or potentially homeless population. The projects are located in or near the Downtown Eastside, a recognized residential community of 10,000 people with several strong advocacy organizations. The information presented on the case study housing projects and their sponsoring organizations is intended to enhance an understanding of community-based housing initiatives for the inner-city homeless who have a wide range of needs which go beyond shelter. This study has demonstrated that homeless persons in Vancouver's inner-city area can be successfully accommodated in permanent, affordable housing that is effective in meeting residents' long-term needs.

HOUSE CONSTRUCTION / HABITATIONS -- CONSTRUCTION

106.
TITLE : CMHC Research Project: Testing of Air Barriers: Construction Details
AUTHOR : Morrison Hershfield Limited for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

CMHC commissioned this project to quantify the air leakage characteristics of the header joist, the electrical outlets and the window opening in wood-frame walls. Three construction methods currently employed to achieve airtightness were evaluated: the sealed membrane approach where polyethylene sheet and sealant provide the air barrier; the external air barrier approach which uses a continuous vapour permeable membrane sandwiched between two layers of external wall

sheathing; and the airtight drywall approach in which the interior gypsum board, framing materials and gaskets are used as the air barrier. To provide a reference for comparison, the traditional approach to wood-frame wall construction was also evaluated.

All but the traditional panels and the airtight drywall approach (ADA) electrical outlet panel exceeded the current tightness standards for glass and aluminum curtain walls, but only the ADA window panel met a suggested goal proposed by NRC researchers. All three could be used to construct walls of houses intended to meet airtightness standards of the R-2000 program. However, the window detail appears to offer the greatest potential for increasing overall house airtightness.

107.
TITLE : Construction Problems in Multi-Family Residential Buildings
AUTHOR : Robert G. Drysdale for the Ontario New Home Warranty Program and CMHC
IMPRINT: Ottawa: CMHC, 1991

Research teams with knowledge of multi-unit housing design and construction examined designers' plans and specifications, and in some cases visited buildings, to gather information on possible structural and building envelope deficiencies. Of the 52 buildings surveyed, complete information files were developed for 43. A spreadsheet program was used both as a survey form and as a means of performing statistical analysis of the collected data. This study uncovered many design and construction deficiencies which result in short-term and potential longer-term problems for building owners and dwellers. The study concluded that information already being provided by both the Ontario New Home Warranty Program and CMHC is not being adopted by a large segment of the building community. It is recommended that ONHWP and CMHC continue to increase efforts to provide advice and information on proper design and construction practice.

Aussi disponible en français sous le titre: Problèmes de construction des collectifs d'habitation.

108.
TITLE : Development and Evaluation of a Monocoque Roof System: Final Report
Raymond Couture, Sylvapro Inc. for the Housing Technology Incentive Program
IMPRINT: Ottawa: CMHC, 1991

This report presents the results of the development and evaluation of a new monocoque roof system. This roof is composed of waferboard sheets in which all joints between components are "welded" with polyester resin. The fast installation and guaranteed quality of the monocoque roof are expected to reduce construction costs substantially.

The prefabricated waferboard roof structure was subjected to gradually increasing applied loads until failure. The mode of failure of the waferboard was very distinct with one large joint breaking open at the connection between the exterior wall and the top flange. It is recommended that more tests be undertaken with varying span lengths and widths to determine the overall structural behaviour of the prefabricated waferboard structure.

109.
TITLE : The Development of Test Procedures and Methods to Evaluate Air Barrier Membranes for Masonry Walls: Final Report
AUTHOR : G. Hildebrand, Building Performance Centre, Ortech International for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1990

This report evaluates the performance of a number of commercial masonry wall air barriers to aid in the development of a performance standard. For the program, four torch-applied, four adhesive-applied, four trowel-applied, two mechanically fastened, and three spray-applied air barrier membranes were evaluated for: initial air leakage; membrane adhesion under applied wind load (gust and sustained conditions); creep load; membrane uniformity; and prescriptive data.

The results indicate that ASTM E283 is acceptable for the determination of air leakage. ASTM E330 is also deemed an appropriate method to evaluate the structural and adhesive properties of the membranes under gust, sustained and stack load conditions. However, the review of the prescriptive data suggests that an unacceptable degree of variability exists in information supplied to the industry. Consequently, a performance standard should be developed to include both performance and prescriptive requirements for air barriers.

110.
TITRE : Essais d'étanchéité à l'air sur différents scellants, garnitures d'étanchéité et rubans gommés
AUTEUR : Air-Ins Inc. pour la Division de la mise en oeuvre des projets, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Le but visé par ce projet est de vérifier le comportement de plusieurs techniques de liaisons utilisées entre divers éléments du pare-air, lorsque ces mêmes liaisons sont soumises simultanément à un écart de pression prolongé et à des températures pouvant varier entre les conditions extrêmes rencontrées au Canada. 23 assemblages ont été soumis à un écart de pression de 150 Pa durant une période continue de 5 mois ou jusqu'à la perte d'étanchéité du système à l'étude.

Les résultats démontrent que le papier oléfine thermolié de même que les scellants à base d'acrylique ne devraient pas être employés aux liaisons où la température peut être élevée. Dans le cas du papier oléfine thermolié le mode de fixation par agraffes est à proscrire. Les boudins à cellules ouvertes, la laine minérale et le papier pare-air en polyéthylène perforé ne devraient pas être employés comme pare-air étant donné leur perméabilité à l'air élevée.

111.
TITRE : Évaluation comparative de trois types de panneaux de gypse à haute capacité thermique
AUTEUR : Jean Paris et Jean-François Houle avec la collaboration de Stéphane Cadoux ... et autres
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990 (Programme de subventions de recherche)

L'objet de cette étude était de faire le point sur trois techniques envisageables pour l'augmentation de l'inertie thermique des revêtements intérieurs constitués de panneaux de gypse: l'augmentation de la quantité de gypse contenue dans les panneaux (panneau dense); la superposition de plusieurs panneaux (panneau multiple); et l'incorporation d'un matériau à changement de phase (MCP) dans les panneaux (panneau MCP). Les deux premiers types de panneaux utilisent la

chaleur sensible du gypse pour l'emmagasinage de la chaleur, le troisième utilise l'effet combiné de la chaleur latente de fusion du MCP et de la chaleur sensible de la matrice de gypse.

Une nouvelle méthode d'incorporation du MCP a été développée. Cette méthode pourrait être effectuée en une seule étape, insérée dans le procédé de fabrication actuel sans qu'il ne soit nécessaire de le modifier par ailleurs. Le coût de fabrication de panneaux MCP, par cette méthode, serait du même ordre de grandeur que celui de panneaux denses ou multiples, à capacité d'emmagasinage égale. La pose des panneaux denses et des panneaux multiples demandant plus d'effort et de manutentions que la pose des panneaux MCP serait également plus coûteuse. Il semble donc que le panneau MCP représente l'approche potentiellement la plus avantageuse à condition que l'on puisse mettre au point un panneau aux propriétés mécaniques acceptables.

112.

TITLE : Method of Wooden Floor Construction for Minimizing Levels of Vibration

AUTHOR : I. Smith and Y.H. Chui for CMHC

IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

This project was undertaken to investigate how changes in certain construction details can affect the vibrational performance of wooden floors. Vibration tests were carried out on full size wooden floors in the laboratory. These tests were designed to identify the characteristics which influence human sensitivity to floor vibrations. A reference floor, which was constructed by normal practices, was tested for each floor size. Different construction details were introduced sequentially and the modified floors retested. A total of twelve modified systems were tested.

The results demonstrated that adding between-joists bridging improved the overall vibrational performance of a floor. A method of evaluating the effectiveness of different forms of between-joists bridging was developed. One form of bridging consisted of solid blockings glued to the underside of flooring. A mild steel strap nailed to the underside of blockings and joists was found to be more effective than either wood or steel cross bridging with the same bottom strap. Using damping materials or a stiff flooring with a low density was found to have a detrimental effect on performance. In addition, no real advantage was achieved by using elastomeric glue in lieu of nailing in flooring-to-joist connections.

113.
TITRE : Problèmes de construction des collectifs d'habitation
AUTEUR : Robert G. Drysdale pour le Régime de garanties des logements neufs de l'Ontario et la SCHL

ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Des équipes de recherche connaissant bien la conception et la construction des collectifs d'habitation ont examiné les plans et devis des concepteurs et ont parfois visité les immeubles pour recueillir des renseignements sur les cas possibles de vices de construction et de défauts de l'enveloppe du bâtiment. Sur les 52 édifices examinés, des dossiers complets ont été réunis sur 43. Un tableur a été utilisé tant pour l'enquête que pour l'analyse statistique des données recueillies. Cette étude révèle de nombreux défauts de conception et de construction, qui sont à l'origine de problèmes à court terme et peut-être à plus long terme pour les propriétaires et les occupants. Elle conclut qu'une faible proportion seulement des concepteurs et des constructeurs s'inspirent de l'information fournie tant par le Régime de garanties des logements neufs de l'Ontario que par la SCHL. On recommande que le RGLNO et la SCHL continuent d'intensifier leurs efforts pour fournir des conseils et des renseignements sur les bonnes pratiques de conception et de construction.

Also available in English under the title:
Construction Problems in Multi-Family Residential Buildings.

114.
TITLE : Uplift of Wood Trusses in Atlantic Canada
AUTHOR : Richard C. Hale, Professional Project Engineering Limited for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1990 (External Research Program)

The uplift of wood roof trusses in single family dwellings and duplexes continues to be a problem in Atlantic Canada. A survey of three single-family dwellings and nine duplexes constructed during the last five years revealed that these units had a separation between walls and ceilings of

one-sixteenth to one and one-quarter inches (three to thirty-two millimeters) caused by truss uplift.

The survey also revealed that new home building contractors do not appear to be using information published by HUDAC and CMHC/Forintek in the 1980's, which could help to reduce or control the problem.

HOUSING / LOGEMENT

115.
TITLE : Global Strategy for Shelter to the Year 2000: Canadian Report to the Thirteenth Session of the United Nations Commission On Human Settlements
IMPRINT: Ottawa: CMHC, 1991

This is a report on the Global Strategy for Shelter to the Year 2000 as it relates to Canada. The report has been prepared by Canada Mortgage and Housing Corporation for presentation to the Thirteenth Session of the United Nations Commission on Human Settlements. The report examines the current shelter situation in Canada and initiatives recently undertaken to address shelter and human settlement issues, both within Canada and in an international context. It is hoped that this report will provide member nations with evidence of Canada's commitment to the basic principles of the Global Strategy for Shelter as well as provide useful information on Canada's shelter strategies

Aussi disponible en français sous le titre: Stratégie globale de logement à l'horizon 2000: rapport du Canada à la treizième session de la Commission des Nations unies sur les établissements humains.

116.
TITLE : Special Housing Needs: A Synthesis of French Language Research
AUTHOR : Submitted to the Quebec Housing Corporation by Mario Lebeau ... et al., Urbanitek Inc.
IMPRINT: Ottawa: CMHC, 1990

The purpose of this synthesis study was to take stock of French language research in Canada in the area of special housing needs. Two methods were used to identify research work written in French: a bibliographic search and interviews with key contacts. It was a matter of collecting key research,

classifying it within the framework of special housing needs, and providing recommendations on future research directions. An annotated bibliography, as well as a list of reference works and resource people, can be found in the appendices of the report.

Aussi disponible en français sous le titre: Besoins de logement des groupes spéciaux: une synthèse des recherches francophones (Compendium de recherche 1990).

117.
TITRE : Stratégie globale de logement à l'horizon 2000: rapport du Canada à la treizième session de la Commission des Nations unies sur les établissements humains

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce rapport traite de la Stratégie globale de logement à l'horizon 2000. Le document a été préparé par la Société canadienne d'hypothèques et de logement, l'organisme canadien en matière d'habitation, en vue d'être présenté à la treizième session de la Commission des Nations unies sur les établissements humains. On examine dans ce rapport la situation actuelle du logement au Canada, ainsi que les initiatives prises récemment en vue de régler les problèmes relatifs au logement et aux établissements humains, au Canada comme à l'étranger. Le Canada a cautionné les principes de base de la Stratégie globale de logement à l'horizon 2000, et continue de les endosser. On espère que ce rapport saura témoigner de cet engagement aux yeux des nations membres, en plus de fournir des renseignements utiles sur les stratégies canadiennes en matière de logement.

Also available in English under the title: Global Strategy for Shelter to the Year 2000: Canadian Report to the Thirteenth Session of the United Nations Commission on Human Settlements.

118.
TITLE : World Housing Exposition, Metropolitan Toronto, 1997: A Feasibility Study
AUTHOR : Housexco; Housing Exhibition Corporation
IMPRINT: Toronto, Ontario: Housing Exhibition Corporation, 1991, 4 vol.

This study investigates the feasibility of the proposed World Housing Exposition and presents a plan, policies and procedures for its implementation. It establishes a case for the creation of a significant, affordable housing initiative in Toronto (100,000 units) by reviewing the concept of housing rights and Metro's housing needs. It also examines a similar initiative, the Berlin Internationale Bauausstellung, 1987, a very successful World Housing Exposition which created over 12,000 social housing units.

Issues related to planning, land use initiatives, and financing are addressed, and a model is proposed to encourage community participation in the project. A calendar of important public events and a schedule of tasks to be completed for the Exposition are included in the report.

HOUSING CONVERSION / CONVERSION D'HABITATIONS

119.
TITLE : Accessory Apartments: Characteristics, Issues, Opportunities = Appartements accessoires: caractéristiques, questions et perspectives
AUTHOR : Paula Archer, Regional Real Estate Consultants, The Regional Group of Companies, Inc. in association with Jill McFarlane for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This report investigates the accessory apartment phenomenon, particularly as it occurs in Toronto, Montreal and Vancouver. The investigation has reviewed available statistics, relevant policy and program information, and previous research findings to determine the present significance of accessory apartments as a housing form, and to assist Canada Mortgage and Housing Corporation in assessing their potential future contribution to the supply of affordable housing. The report suggests that CMHC could indirectly influence the production of accessory units by disseminating supporting information, encouraging regulatory reform and demonstrating ways to develop housing that can be converted to accommodate an additional unit.

120.
TITRE : Appartements accessoires: caractéristiques, questions et perspectives = Accessory Apartments: Characteristics, Issues, Opportunities

AUTEUR : Paula Archer, Regional Real Estate Consultants, The Regional Group of Companies Inc., en collaboration avec Jill McFarlane pour la Division de la recherche, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce rapport est issu d'une étude sur le phénomène d'appartements accessoires, tels qu'ils existent à Toronto, à Montréal et à Vancouver. L'étude réalisée a permis de revoir les statistiques, les politiques pertinentes, l'information disponible ainsi que les conclusions de rapports précédents dans le but de déterminer l'importance actuelle des appartements accessoires en tant que forme d'habitation, et d'aider la Société canadienne d'hypothèques et de logement à évaluer sa contribution éventuelle à titre de fournisseur de logements à prix abordable. Le rapport suggère que la SCHL pourrait agir directement sur la production d'appartements accessoires en diffusant de l'information à cet égard, en encourageant une réforme réglementaire, et en démontrant comment créer des habitations qui peuvent facilement être transformées de façon à inclure un logement additionnel.

HOUSING FORECASTING & DEMAND / PRÉVISION ET DEMANDE DE LOGEMENTS

121.
TITLE : Forecasting the Housing Sector and Mortgage Market: A Review of Methodology: Final Report

AUTHOR : Soo-Bin Park and N. Harvey Lithwick
IMPRINT: Ottawa: CMHC, 1991

The primary purpose of this study is to review several model-based forecasting methods that can be used for forecasting the housing sector and mortgage markets. The models considered are 1) the simultaneous-equation econometric model (SEM), 2) the univariate autoregressive integrated moving average model (ARIMA), 3) the transfer function model (TF), and 4) the vector autoregression model (VAR).

Difficulties experienced in the conventional econometric modelling of the housing and mortgage markets indicate that, despite or perhaps because of its atheoretical approach, the univariate ARIMA and VAR methods of forecasting are promising competitors to econometric forecasting. The Bayesian VAR model performed favourably in comparison with the ARIMA forecasts, but it is the most expensive model to construct. Moreover, the effective treatment of seasonality in time series in the Bayesian VAR modelling is still in the exploratory stage.

Aussi disponible en français sous le titre: La Prévision appliquée au secteur de l'habitation et au marché hypothécaire: examen méthodologique: rapport final

122.

TITLE : Health and Welfare's Review of Demography: The Implications for Housing and Living Environments

AUTHOR : Hussein Rostum and Eliane Thonney, TEEGA Research Consultants, Inc. for the Centre for Future Studies in Housing and Living Environments, CMHC

IMPRINT: Ottawa: Centre for Future Studies in Housing and Living Environments, CMHC, 1991

The objective of this report is to present a synopsis of twenty-six research papers prepared for the Review of Demography. The papers focused on five key issue areas: changing household and family structures; population growth and economic growth; regional development and migration; the changing character of Canadian society; and international population movement.

Decreasing population growth rates, increasing numbers of both immigrants and seniors, and the decreasing size of the proportion of the population of working age are identified as demographic trends which will have an impact on the living environments of Canadians. These trends will require a fundamental restructuring of social services and a re-evaluation of social expenditure. At the housing level, trends such as the aging of the population, the rising number of single parents and the decline in family size will profoundly affect the housing choices of the public, and program priorities of government. There is expected to be an increased demand for more housing options for seniors. On the other hand, homeownership and first-time home buyers will decline. However, there will be a proliferation of smaller households as single and single-parent households are expected to increase.

123.
TITLE : Potential Housing Demand Projections: Canada and the Provinces 1986-2011
AUTHOR : Roger D. Lewis for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This paper describes population, household, and potential housing demand projections generated using the CMHC Potential Housing Demand Projection Model. Demand projections are derived from the projected annual increase in the total number of households (net household formation). Results, which cover the 1986-2011 period, consist of base and alternative projection series, each distinguished by a different combination of immigration, interprovincial migration, and headship rate (household formation) assumptions. The paper discusses the base projection results, in detail, as well as the impacts of alternative projection assumptions at both national and regional levels.

Some of the major findings of the report are:

- Population growth will begin to decline in the mid 1990s despite high, planned immigration levels.

- The aging of the baby-boom generation will continue to be the dominant factor shaping the population age distribution.

- Potential housing demand will eventually decline after a period of stability ending in the mid-1990s.

- The level of immigration will have a significant impact on potential housing demand.

The **software** used to generate potential housing demand projections will be available to the public by the end of 1991. With the Potential Housing Demand Projection Model software, users can produce long-term projections of population, households, and potential housing demand and test the sensitivity of projections to different inputs. National and provincial versions of the model will be available for a basic charge of $150 for the software and one study area, plus $20 for each additional study area ordered. Prices include GST. To receive an order form and related information about the model, contact Kay Reardon, Statistical Services Division, CMHC, at (613) 748-2214.

Aussi disponible en français sous le titre: Projections de la demande éventuelle de logements pour le Canada et les provinces 1986-2011.

124.
TITRE : La Prévision appliquée au secteur de l'habitation et au marché hypothécaire: examen méthodologique: rapport final
AUTEUR : Soo-Bin Park et N. Harvey Lithwick
ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

L'objectif principal de cette étude est de passer en revue les différents modèles servant à prévoir l'évolution du secteur de l'habitation et du marché hypothécaire. Voici les modèles de prévision étudiés: 1) le modèle économétrique standard à équations multiples (SEM), 2) le modèle autorégressif de moyennes mobiles intégrées univarié (ARIMA), 3) le modèle à fonction de transfert (TF) et 4) le modèle autorégressif vectoriel (VAR).

Les difficultés éprouvées dans la modélisation habituelle des marchés domiciliaire et hypothécaire expliquent pourquoi, en dépit ou en raison de leur approche non théorique, les modèles univariés ARIMA et VAR représentent de redoutables concurrents pour les modèles économétriques courants. Bien qu'il s'agisse du modèle le plus coûteux à construire, le modèle VAR bayésien paraît très efficace comparativement au modèle ARIMA. De plus, le traitement effectif de la saisonnalité dans la série temporelle du modèle VAR bayésien en est encore au stade expérimental.

Also available in English under the title: Forecasting the Housing Sector and Mortgage Market: A Review of Methodology: Final Report.

125.
TITRE : Projections de la demande éventuelle de logements pour le Canada et les provinces 1986-2011
AUTEUR : Roger D. Lewis pour la Division de la recherche, SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce document présente les projections de la population, des ménages et de la demande éventuelle de logements de la SCHL. Les projections de la demande sont déterminées d'après l'augmentation annuelle projetée du nombre total de ménages (formation nette de ménages). Les résultats, qui couvrent la période de 1986-2011, sont constitués de séries de projections de base et de projections diverses, chacune représentée par une combinaison distincte d'hypothèses sur l'immigration,

la migration interprovinciale et les taux de chef (formation de ménages). Le document traite en détail des résultats de projections de base de même que des répercussions des autres hypothèses de projection aux niveaux national et provincial.

Voici quelques-unes des principales constatations du rapport:

- La croissance démographique commencera à diminuer au milieu des années 90 malgré les hauts niveaux d'immigration qui sont prévus.

- Le vieillissement des générations du baby-boom continuera d'être le facteur dominant qui façonnera la répartition par âge de la population.

- La demande éventuelle de logements baissera à la longue après une période de stabilité qui prendra fin au milieu des années 90.

- Le niveau de l'immigration influera de manière significative sur la demande éventuelle de logements.

Le **logiciel** utilisé pour établir les projections de la demande éventuelle de logements sera offert au public d'ici la fin de 1991. Grâce à ce modèle, les utilisateurs peuvent faire des projections à long terme de la population, des ménages et de la demande éventuelle de logements ainsi que de vérifier dans quelle mesure les projections varient en fonction de différentes données. Des versions nationale et provinciale seront vendues à un prix de base de 150 $ pour le logiciel et les données d'une région, plus 20 $ pour chaque région additionnelle. Les prix comprennent la TPS. Pour recevoir une formule de commande et des renseignements connexes sur le modèle, prière de communiquer avec Kay Reardon, Division des services statistiques, SCHL, au (613) 748-2214.

Also available in English under the title: Potential Housing Demand Projections: Canada and the Provinces 1986-2011.

HOUSING HISTORY / LOGEMENT — HISTOIRE

126.
TITLE : Canadian Housing in Wood: An Historical Perspective
AUTHOR : Maurice J. Clayton
IMPRINT: Ottawa: CMHC, 1990

The prominence of Canada's wood-frame housing industry is testimony to a long history marked by an effort to perfect both construction methods and materials. Influences on the evolution of wood housing in Canada have come from such diverse sources as the native tribes of the American continent to the European settlers that migrated to North America several hundred years ago. While early settlers brought their own building methods to Canada, they either adapted them or sought new ones in what proved to be a unique environment, with geographical and climatic diversity, an abundance of building resources, and housing traditions of its own.

Canadian Housing in Wood takes a unique approach toward the history of Canadian wood construction, and explains aspects of early Canadian architecture that have never been documented. It also provides a comprehensive view of a vibrant component of Canadian cultural history, told with a deep commitment to architectural and social evolution.

127.
TITLE : Citizens in Action: Local Activism and National Housing Programs, Vancouver, 1919-1950
AUTHOR : Catherine Jill Wade
IMPRINT: Thesis (Ph.D.) - Simon Fraser University, 1991 (Scholarship Program)

This thesis shows how both the federal government and local activists in Vancouver participated in the evolution of national housing programs between 1919 and 1950. It argues that the federal government responded to the shortage of adequate dwelling space for low-income households with nation-wide schemes that stimulated the economy. As well, local activists pressed all three levels of government for improvements in residential conditions. Their campaign for better housing became visible in the 1910s and 1920s and grew stronger in the 1930s. Reinforced by agitation in other Canadian cities, they obtained, by 1950, important if limited national programs in emergency shelter, veterans' rental projects, rent controls, and public housing.

128.
TITLE : The Exercise of Power in a Company Town: Copper Cliff, 1886-1980
AUTHOR : Eileen Alice Goltz
IMPRINT: Thesis (Ph.D.) - University of Guelph, 1989 (Scholarship Program)

Company-owned housing is identified in this thesis as the prime component through which companies exercised power within their towns. Using Copper Cliff as a case study, the thesis shows that housing was provided by the owning company to ensure the presence of a loyal, stable work force and to segregate the town population by ethnicity and occupational status.

Housing, although used as a tool to exercise power, was also expected to generate a profit for the company through rentals. When the financial benefits eventually ceased, the company adopted a divestment policy and sold its non-industrial property. There were two additional factors which influenced the decision to divest: the introduction of co-operative, social, and environmental programs in the Sudbury District; and problems with labour relations.

129.
TITRE : La Ligue ouvrière catholique canadienne, 1938-1965: un mouvement social urbain
AUTEUR : Jean-Pierre Collin
ADRESSE BIBLIOGRAPHIQUE: Thèse (Ph.D) - Université du Québec à Montréal, 1990 (Programme de bourses d'études)

Cette thèse porte sur l'histoire de la Ligue ouvrière catholique canadienne (LOC) de 1938 à 1965. La LOC a été fondée au tournant des années 1940 pour relever un double défi: assurer le relèvement moral des familles ouvrières et contribuer à l'humanisation des conditions de vie en ville. L'analyse fait ressortir la difficulté d'harmoniser ces missions concurrentes d'action apostolique et d'action sociale. De fait, dans les années 1950 et 1960, la LOC délaisse le champ de l'action sociale pour se replier derrière sa mission apostolique.

Mais entre 1942 et 1954, la LOC s'est préoccupée d'assurer la mise en place d'entreprises pratiques d'amélioration des conditions de vie du monde ouvrier dans les domaines de l'économie familiale, des loisirs et surtout de l'habitation. C'est, en effet, dans le traitement de la question du logement que la LOC a mené avec un certain succès une stratégie d'animation du milieu ouvrier arrimée à la notion de communauté.

130.
TITLE : Ordinary Homes for Ordinary People: Community and the Built Form in One Ottawa Area, 1920-1939
AUTHOR : Ellen Manchee
IMPRINT: Research Essay (M.A.) - Carleton University, 1991 (Scholarship Program)

This paper chronicles both the great continuity and the subtle changes which took place in an ordinary, working, lower-middle class community (Mechanicsville) in west-central Ottawa in the interwar period. Stability and cohesiveness were apparent in this area during a period when more movement and upheaval might have been expected. However, changes were occurring in the appearance of the new houses being constructed. The paper argues that these changes took place for the following reasons: introduction of skilled labour into the building process; availability of new and more elaborate plans for modest houses; post-war interest in the provision of low-cost housing; new technologies; and new regulations, such as zoning. These changes are deemed important as this was the last period in Ottawa, when self-directed building was a major practice in the provision of ordinary housing.

HOUSING IN DEVELOPING COUNTRIES / LOGEMENT DANS LES PAYS EN VOIE DE DÉVELOPPEMENT

131.
TITRE : Évolution des politiques d'habitat dans le Tiers-Monde, 1960-1989: le cas d'Abidjan
AUTEUR : Richard Bergeron
ADRESSE
BIBLIOGRAPHIQUE: Thèse (Ph.D) - Université de Montréal, 1991 (Programme de bourses d'études)

Cette thèse présente les diverses évolutions à être survenues relativement aux principes d'intervention sur l'habitat au Tiers-Monde depuis le début des années 60 et les propositions de politiques d'habitat qui en ont découlé. Elle examine comment ces propositions de politiques ont été appropriées par des promoteurs occidentaux, et comment ceux-ci sont pris pour en forcer l'acceptation par le Tiers-Monde. En utilisant une abondante documentation sur Abidjan, elle montre comment la Banque mondiale a pu s'imposer en tant qu'institution dominante dans le domaine de l'habitat au Tiers-Monde et comment par ce fait même, elle a pu

imposer l'idéologie qu'elle véhicule. La thèse constate que rien n'est survenu à Abidjan qui n'ait été directement lié aux réflexions et aux actions de promoteurs occidentaux.

132.
TITLE : Housing in Third World Cities: A Strategy for Slum Areas and Squatter Settlements Improvement Based on Community Participation: With a Particular Emphasis on the Case of Port-au-Prince (Haïti)
AUTHOR : François Fournel
IMPRINT: Research Report (M.Sc. in Planning) - University of Toronto, 1991 (Scholarship Program)

This thesis addresses the housing crisis in Third World cities. It describes the Haïtian context from an historical and socio-economic perspective with emphasis on the economy of Haïti in general, and of Port-au-Prince in particular. It also provides an introduction to the urbanization of Port-au-Prince (demographic trends, migration patterns etc.) as well as a schematic review of the Metropolitan area expansion (1790-1991). A housing strategy based on community participation (with a focus on neighbourhood committees and non-governmental organizations) is proposed for Port-au-Prince. Recommendations are then presented for the implementation of this strategy in three selected areas (Cité-Soleil, Saint-Martin, and Bolosse).

HOUSING POLICY / POLITIQUE DU LOGEMENT

133.
TITRE : Initiatives en matière de propositions et de recherche pour 1991 = 1991 Policy and Research Initiatives
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Au cours des quarante-cinq dernières années la SCHL, à titre d'organisme fédéral chargé de l'habitation, a contribué à loger les Canadiens. Les stratégies appliquées aujourd'hui par la SCHL, s'appuient non seulement sur des programmes de dépenses ou sur la fourniture de produits d'assurance, mais aussi de plus en plus sur d'autres techniques, telles que la recherche, la démonstration, les consultations, le transfert de l'information et le partenariat. Ce document décrit les initiatives de la SCHL en matière

de propositions et de recherche pour 1991 dans les domaines suivants: instaurer un bon milieu de travail; aider les marchés de l'habitation; et aider les ménages dans le besoin. Le rapport décrit également les initiatives de la SCHL en ce qui concerne les programmes adaptés, l'appui institutionnel et le transfert de l'information et de la technologie.

134.
TITLE : 1991 Policy and Research Initiatives = Initiatives en matière de propositions et de recherche pour 1991
IMPRINT: Ottawa: CMHC, 1991

For the past forty-five years CMHC, as the federal government's housing agency, has been helping to house Canadians. The strategies CMHC is pursuing now, rely not just on expenditure programs or supplying insurance products but also increasingly on other techniques such as research, demonstration, consultation, information transfer and partnerships. This paper describes CMHC's planned policy and research initiatives for 1991 in the following areas: promoting good living environments; supporting housing markets; and helping needy households. The report also discusses CMHC initiatives with respect to responsive programs, institutional support, and information and technology transfer.

135.
TITRE : Le Rôle des municipalités en matière de création et de préservation de logements à prix modique: revue des initiatives canadiennes
AUTEUR : J. David Hulchanski ... et autres pour le Centre d'études prospectives sur l'habitation et le cadre de vie, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Cette étude dégage et documente la gamme actuelle d'activités municipales canadiennes novatrices en matière de logement en vue de la préservation des logements à prix modique existants ou de la création de nouveaux logements à prix modique. L'étude comprend trois parties. La partie I, Le Rôle des municipalités en matière de logements à prix modique, présente l'étude et en résume les conclusions. La partie II, Feuilles de renseignements sur les initiatives municipales, contient des feuilles de renseignements détaillés sur 36 initiatives municipales en matière de logement. La partie III comprend une bibliographie

commentée des ouvrages canadiens sur le rôle des municipalités en matière de logement et une bibliographie des stratégies américaines, aux paliers des États et des gouvernements locaux, en matière de logements à prix modique.

L'étude des municipalités canadiennes a révélé une gamme étendue d'activités qui se regroupent en neuf grandes catégories: orientation politique et représentation; urbanisme et ligne de conduite; réglementation: normes et zonage; réglementation: méthodes; organisation; terrains et bâtiments; financement; impôts et droits, information et services connexes. L'étude permet de constater que de nombreuses municipalités canadiennes entreprennent une gamme étendue d'initiatives nouvelles et novatrices en vue de répondre aux divers aspects des besoins de la collectivité en matière de logements à prix modique.

Also available in English under the title: The Municipal Role in the Supply and Maintenance of Low Cost Housing: A Review of Canadian Initiatives (Compendium of Research 1990).

HOUSING SURVEYS / LOGEMENT -- ENQUÊTES

136.
TITLE : Downtown Eastside and Residents Survey (1990)
AUTHOR : Laurie Boucher ... et al.
IMPRINT: Ottawa: CMHC, 1990

The Downtown Eastside Housing Residents Survey (1990) was undertaken to document the changes taking place within the housing stock in the Downtown Eastside of Vancouver. The study found that the existing housing stock is depleting as pressures to demolish or convert such housing escalates. Since 1986, the community has lost 20 hotels (754 units) to demolition, closure, or gentrification and is facing the imminent loss of another 983 units. Resident changes are occurring due to an influx of younger people including more women and children and deinstitutionalized mental patients. Moreover, the small amount of social housing is full. As a result of increased demand and diminishing supply, vacancy rates are reacning record lows (3.25%) and rents are rising at a rate of 8.74%.

Based on these findings, six recommendations are put forth:

1. The establishment of a Local Area Plan for the Downtown Eastside;

2. Increased allocations for social housing units;

3. Better care for the mentally ill;

4. Adoption of the Hulchanski Report recommendations;

5. Sponsorship of non-profit groups to own and operate hotels; and

6. More co-operative housing delivered through a modified CMHC 56.1 program.

137.
TITLE : National Survey of Housing Conditions: Planning Report
AUTHOR : Pierre Foy, Special Surveys Group, Statistics Canada
IMPRINT: Ottawa: CMHC, 1991

Statistics Canada was asked to consider several options for delivering the survey instruments which were developed by EKOS Research in a companion study. The methods considered were: a 1991 Post-Censal Survey; as part of the HIFE set of surveys; and a stand-alone survey. The survey would cover the condition of the dwelling as perceived by the occupant-owners and renters, as well as a landlord component for rented accommodation. Statistics Canada decided that the HIFE data base would provide a wealth of information on households and dwellings and would be the best option for delivery of the survey instruments.

A physical inspection by trained inspectors would also be undertaken of a sub-sample of the dwellings as a means of verifying and calibrating the reliability of the occupants' assessment against a more objective standard. Statistics Canada felt that 10,000 inspections would be needed. The estimated cost for the survey (excluding the inspections) in 1991/92 is $1,864,000. This includes field, printing, training, data-capture and related costs up to and including the production of a clean micro-data file.

138.
TITLE : Survey Instrument Development for a National Survey of Housing Conditions: Final Report
AUTHOR : Ekos Research Associates Inc. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1990

The purpose of this research was to develop instruments for a national survey on housing conditions to describe the quality of the Canadian housing stock and its adequacy. The report presents a preliminary set of instruments for the survey which include a physical inspection instrument and three questionnaires for homeowners, renters and landlords. The instruments use four approaches to measuring physical condition: ratings by technical inspectors; descriptive characteristics; occupant ratings of building performance; and occupant ratings of adequacy. The consultants recommend a pre-test or pilot study to test the survey instruments and different administration methods.

LAND USE /UTILISATION DU SOL

139.
TITLE : The Changing Financial Environment: What It Is Doing to the Housing Industry
AUTHOR : Clayton Research Associates for CMHC and the Canadian Home Builders' Association
IMPRINT: Toronto, Ont.: Clayton Research Associates, 1991

The object of this study was to assess the extent to which up-front and increasing financial requirements from a variety of measures of governments and other agencies have affected the ability of building firms to operate.

The report studies how the structure of the housing industry and new house prices have been impacted by changes in their financial environment during the 1980s. Future trends in the financial environment and housing industry are also assessed.

The study examines the following areas:

- The extent to which the regulatory process, taxation and the cost and availability of financing have changed for the housing industry over the past decade;

- The effect of these changes on the ability of small and large firms to compete in the residential land development and homebuilding industries and on the entry of new firms into these industries;

- The financial environment anticipated for the housing industry in the 1990s; and

- The impact of changes in the financial environment and the structure of the housing industry on new house prices.

The study is based on a literature review and interviews with large and small residential developers and single-family homebuilders in three representative urban centers in Southern Ontario. The quantitative results of the study, detailing revenue and costs for residential and land development firms, pertain to Southern Ontario.

140.
TITLE : The Nature and Application of a Municipal Class Environmental Assessment for Subdivisions (CEAS)
AUTHOR : Frank Dieterman
IMPRINT: Current Issue Paper (M.Sc. in Planning) - University of Toronto, 1991 (Scholarship Program)

This research proposal investigates the rationale for the implementation of a municipal Class Environmental Assessment for Subdivisions (CEAS) as an ecosystem-based approach to land-use planning. It examines: the applicability of environmental assessment at the local level; the status of environmental assessment in Ontario; the legislative ability of the provincial government to provide protection for the environment (i.e. the Environmental Assessment and Planning Acts); and the concept of sustainable development in the implementation of CEAS. In addition, examples of successful land-base inventories in Australia, Canada, and the United States are included in the proposal.

141.
TITLE : Residential Leasehold Estates
AUTHOR : S.W. Hamilton for CMHC
IMPRINT: Ottawa: CMHC, 1991

The paper's objective is to examine how the federal government can improve housing affordability by disposing of surplus Crown land on a leasehold basis. The main conclusions are as follows:

- Land leasing has a very limited application in the context of housing affordability. Any savings from using the leasehold option tend to be offset by the loss in reversionary interest at the end of the lease term.

- A non-subsidized leasehold program has some potential for households at the margin if the overall goal is to provide affordable housing without regard for the tenants' ability to eventually acquire a fee-simple interest.

- Leasing could be used to prevent the realization of windfall gains by those who purchase houses on land released by the federal government in compliance with Ontario's 25 per cent affordability guideline.

- Two major problems associated with leasing are (i) lending institutions in Canada may discriminate against leasehold interest, both in terms of the loan-to-value offered and in the interest rates, and (ii) Canadians are not familiar with the leasehold option, and those that are do not seem to favour it.

MANUFACTURED HOUSING / HABITATIONS USINÉES

142.
TITLE : Comparative Evaluation of Factory Built House Construction Methods vis-à-vis the Traditional Construction Method on Site
AUTHOR : Ginter inc. for the Analysis and Research Directorate, Société d'habitation du Québec and for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This report was prepared to establish a systematic comparison between the traditional building method and manufactured or industrialized systems in the field of moderate-cost housing in Quebec. Twelve typical systems have been selected and compared, and each system is evaluated using the criterion of economy as well as technical and qualitative criteria.

Based solely on the criterion of economy, modular homes win in the case of single-detached homes while wood framing and its prefabricated offspring (open frame panels and composite panels with rigid insulation) win in the case of row and multi-family housing. Two innovative industrial technologies follow close behind: sandwich panels and permanent formworks. The superiority of manufactured systems is obvious based on the technical and qualitative criteria.

Aussi disponible en français sous le titre: Évaluation comparative des méthodes de construction usinée en regard de la construction traditionnelle sur le site.

143.
TITRE : Évaluation comparative des méthodes de construction usinée en regard de la construction traditionnelle sur le site
AUTEUR : Ginter inc. pour la Direction de l'analyse et de la recherche, Société d'habitation du Québec et pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce rapport a pour but d'établir une comparaison systémique entre la construction traditionnelle et les systèmes préfabriqués, voire industrialisés, dans le domaine de l'habitation à coût modéré au Québec. Douze systèmes représentatifs sont selectionnés et comparés et chaque système est mesuré à l'aide du critère d'économie et des critères techniques et qualitatifs.

Au niveau du critère d'économie, les maisons modulaires l'emportent dans le cas de l'unifamilial détaché alors que l'ossature de bois et ses dérivés préfabriqués (panneaux à ossature ouverte et panneaux composites avec isolant rigide) dominent l'unifamilial juxtaposé et le multifamilial horizontal. Deux technologies innovantes et industrialisées suivent de très près: les panneaux sandwichs et les coffrages permanents. Aux niveaux des critères techniques et qualitatifs, la supériorité des solutions usinées est évidente.

Also available in English under the title: Comparative Evaluation of Factory Built House Construction Methods vis-à-vis the Traditional Construction Method on Site

144.
TITRE : Répertoire des systèmes de construction industrialisés en habitation
AUTEUR : Roger-Bruno Richard
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce répertoire vise à donner une classification et une vision des principaux types de systèmes présentement ou prospectivement disponibles dans le domaine de l'habitation à travers le monde. Le rapport identifie neuf types de systèmes, lesquels peuvent être regroupés à l'intérieur des trois grandes catégories suivantes:

1. Le MECCANO assemblé au chantier. Tous les sous-systèmes, y compris la charpente, sont fabriqués à l'usine mais transportés au chantier en pièces détachées: la Poutre et colonne; La Dalle et le poteau; les Panneaux; et le Joint intégré.

2. Le VOLUME usiné. Tous les espaces et tous les éléments du logis sont entièrement fabriqués assemblés, et finis à l'usine en tant que modules tridimensionnels ne nécessitant qu'un simple raccordement aux fondations et aux services une fois parvenus au site: Le Module sectionnel, et la Boîte.

3. L'HYBRIDE. Ce système cherche à combiner les points forts des deux premiers systèmes - fabriquer à l'usine les éléments sophistiqués du bâtiment et confier au chantier les opérations penalisées par le transport: Le Noyau porteur, la Mégastructure et la Mécanisation du chantier.

MOISTURE PROBLEMS / HUMIDITÉ

145.
TITRE : Critères d'établissement des caractéristiques d'étanchéité à l'air de l'enveloppe des bâtiments: rapport final
AUTEUR : Trow Inc.
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1989

Une méthode a été élaborée pour prévoir l'accumulation d'humidité dans l'enveloppe des bâtiments sous l'effet des fuites d'air. Cette méthode se fonde sur le calcul des conditions thermiques en régime permanent résultant des changements d'écart escomptés entre les températures intérieure et extérieure dans une localité donnée. Des données mensuelles regroupées par classes, à des intervalles de deux degrés Celsius, sont employées dans un programme informatique pour le calcul des conditions thermiques à l'intérieur d'un milieu intérieur précis, et le degré de condensation attendu dans l'enveloppe se détermine d'après les procédés psychrométriques en jeu, l'agencement et les caractéristiques d'absorption d'humidité des matériaux en cause.

La méthode de calcul se fonde sur l'hypothèse que l'air qui traverse l'enveloppe atteint un état d'équilibre thermique et hygrométrique avec les surfaces de contact. C'est alors que la quantité maximale de vapeur d'eau dans l'air se condense et est absorbée par la surface, d'où son à-propos comme base pour l'établissement de critères limites. La valeur limite retenue pour l'établissement de la surface maximale de fuite d'air se fonde sur l'observation des conditions dans lesquelles un matériau à l'intérieur d'une enveloppe atteint une teneur critique en eau dont le dépassement est susceptible d'entraîner sa détérioration ou sa dégradation. Une technique Delphi a servi à recueillir les opinions d'un groupe d'experts au sujet des coefficients qu'il convient d'utiliser pour le programme informatique et des niveaux critiques de teneur en eau pour une série de matériaux de construction courants.

On a pu ainsi déterminer la surface de fuite limite de quatre constructions murales représentatives de cinq régions climatiques du Canada.

Also available in English under the title: Criteria for the Air Leakage Characteristics of Building Envelopes: Final Report (Compendium of Research 1990).

146.
TITLE : Drying of Walls: Prairie Region
AUTHOR : Tom W. Forest and Iain S. Walker for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1990

Field tests were carried out on the drying performance of different exterior wall assemblies in a prairie climate. Three of the six panels were similar to panels that had undergone tests in Atlantic Canada. The remaining three panels were built with waferboard and building paper, but were finished with stucco rather than vinyl siding. One of the panels (panel 5) had an intentional air gap between the sheathing and insulation.

Panel 5, with the vented cavity, had the largest effective permeance of any of the panels tested. In a prairie climate, any significant moisture in a wall cavity will produce sustained cavity/outdoor pressure differences that will result in drying throughout the winter period. None of the exterior wall assemblies produced cavity conditions that posed a serious problem for the long-term integrity of the wall.

147.
TITRE : Enquête sur l'humidité des vides sous toit
AUTEUR : Buchan, Lawton, Parent Ltd. pour la Division de la recherche, SCHL

ADRESSE
BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

On a étudié vingt constructions résidentielles dans le but d'observer l'effet de stratégies de ventilation sur l'accumulation d'humidité dans les vides sous toit. Les objectifs de l'étude étaient d'enregistrer, sur une période d'un an, les niveaux de la teneur en humidité du bois de construction utilisé dans les vides sous toit, et d'évaluer les caractéristiques de ventilation des vides sous toit pouvant expliquer les niveaux d'humidité enregistrés.

Les maisons de l'échantillon offraient un assortiment diversifié d'âges, de types de construction et de configurations de ventilation de vide sous toit. Cinq de ces maisons étaient situées dans un climat maritime. Deux protocoles de test, mis au point spécifiquement pour ce projet, furent appliqués à l'échantillon. Les protocoles de test ont déterminé le degré d'étanchéité à l'air et la fréquence des changements d'air dans les vides sous toit. Des sondes d'humidité furent installées dans chaque vide sous toit, et des relevés périodiques furent effectués pendant une année.

Ce rapport expose les constatations de l'étude et propose une évaluation des deux procédures de test utilisées.

Also available in English under the title: Survey of Moisture Levels in Attics.

148.
TITLE : Investigation of Crawl Space Ventilation and Moisture Control Strategies for B.C. Houses
AUTHOR : Sheltair Scientific Ltd. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991, 2 vol.

Volume 1: Final Report

This report presents the results of a research project which investigated moisture and ventilation problems related to crawl space construction in ten houses in British Columbia. The test results indicate that crawl space vents are ineffective as a

moisture control strategy. The consultants recommend: 1) the elimination of vents in heated crawl spaces; 2) some revision of the national and regional building codes; and 3) more effectively designed moisture control systems to control high groundwater levels.

Volume 2: Appendices

The Appendices contain: a description of current practices in B.C. houses; detailed case studies; suggested revisions to 1990 national building codes; and excerpts from relevant codes and bylaws.

149.
TITLE : Moisture in Framing Lumber: Field Measurement, Acceptability and Use Surveys
AUTHOR : P. Garrahan, J. Meil and D.M. Onysko, Forintek Canada Corp. for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

The purpose of this field study is to assess the moisture content of framing lumber in ten different regions of the country and determine the state of Canadian building practices with respect to the use of high-moisture framing lumber.

The results of the field moisture survey show that there is a distinct difference in the moisture content of S-DRY and S-GREEN studs and plates. S-DRY framing lumber generally has a moisture content below 19%, whereas approximately 20% of all studs and 40% of all plates marked S-GREEN have a moisture content above 30%. As for Canadian building practices, over 56% of those surveyed use S-DRY framing lumber. However, in Atlantic Canada, where nail pops are a frequent customer complaint, 60% of the builders reported using S-GREEN. The results also indicate that 42% of all builders agree that S-DRY lumber is worth the extra cost because it reduces the number of callbacks.

150.
TITLE : Report on Atlantic Canada Wood Framing Moisture Survey
AUTHOR : Project Implementation Division, CMHC in consultation with CMHC/CHBA Joint Task Force Report on Moisture Problems in Atlantic Canada
IMPRINT: Ottawa: CMHC, 1989

This report presents the findings of a survey to determine the moisture content of framing lumber in Atlantic Canada. Units for testing were selected at random, and the studs and other wood members were then studied in situ. The survey revealed

that not one of the tested studs had an average moisture content level at or below 19% as stated in the National Building Code, Part 9, Section 9.3, Subsection 9.3.2, Article 9.3.2.5 It was discovered that, once temperature corrected, a majority of the framing material, including the plywood/board sheathing and trusses, had a moisture content level above the recommended "safe" level of under 22%. Five of the six houses tested had the potential for wood deterioration in one or more of the walls due to high moisture content levels in the lumber.

The report concludes that when surface molds or sapstain fungi are observed on wood, it should be checked to confirm that the moisture content of the wood is below 20%. If the wood has a moisture content higher than 20% (once temperature corrected), the wood should be dried before it is used in the house. The lack of availability of dry framing lumber is a significant contributor to the moisture load in wall systems.

151.
TITLE : Structural Behaviour and Rain Screen Performance of Brick Veneer Wall Systems
AUTHOR : Michael J. Wilson
IMPRINT: Thesis (Master of Engineering) - McMaster University, 1990 (Scholarship Program)

This thesis documents the design, construction and physical testing of five full-scale brick veneer rain screen wall specimens. The test walls included four brick veneer/steel stud specimens and one brick veneer/concrete block specimen. The test program included sequences of air pressure loading stages both with and without simulated rain to establish both the structural and rain penetration performances of the test walls. The likelihood of veneer cracking, the impact of cracking on structural behaviour and on rain penetration, and the importance of cavity compartmentalization were addressed.

The conclusions indicated that 1) brick veneer rain screen walls are vulnerable to rain penetration if adequate airtightness in the backup and clean comparted cavities is not provided, and 2) veneer cracking is likely under full design loads. It is recommended that the design should address the properties of the brick veneer backup wall systems and that the veneer deflections should be limited to control the size of cracks.

152.
TITLE : Survey of Moisture Levels in Attics
AUTHOR : Buchan, Lawton, Parent Ltd. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991, 2 vol.

A survey of twenty residential buildings was conducted to observe the impact of ventilation strategies on moisture accumulation in attics. The objectives of the survey were to record attic lumber moisture content levels over a period of one year and to assess the ventilation characteristics of the attics in order to account for the recorded moisture levels.

The sample homes represented a range of ages, construction types and attic venting formats. Five of the houses were located in a coastal climate. Two test protocols, developed specifically for this project, were applied to the sample. The test protocols determined attic airtightness and attic air change rates. Moisture monitoring equipment was installed in each attic, and periodic measurements were taken for one year.

This report presents the findings of the survey and offers an assessment of the two test procedures used.

Aussi disponible en français sous le titre: Enquête sur l'humidité des vides sous toit.

153.
TITLE : Survey of Moisture Levels in Attics: Final Report
AUTHOR : Buchan, Lawton, Parent Ltd. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

The objective of the attic moisture survey was to test the moisture level in attics located in at least two Canadian climate zones, using previously developed air change and airtightness test protocol. Twenty attics were monitored; 15 in Ottawa and 5 in PEI. Seven attics showed elevated wood moisture levels during the course of the winter. Natural attic air change rates varied in each house to some degree, and for the entire 60 air change test sample, results ranged from roughly 2-35 air changes per hour. Data was collected for the first time on attic airtightness and the leakiness of the ceiling-attic interface.

The consultants suggest that the sample size was too small to say that a specific ventilation strategy is suitable for a specific attic. However, the study did provide data to aid in the creation of an attic computer model and a good idea of the range of attic characteristics such as ventilation rates and leakage areas.

MORTGAGES & HOUSING FINANCE / HYPOTHÈQUES ET LOGEMENT -- FINANCES

154.
TITLE : Assumption Financing and Housing Prices
AUTHOR : David W. Hobden
IMPRINT: Thesis (M.Sc.) - University of British Columbia, 1991
(Scholarship Program)

The purpose of this study is to test the hypothesis that below market, assumption-financed residential properties include a capitalized discount in their observed selling price and to estimate the average discount capitalization rate. The hypothesis is tested on a large-scale sample of residential condominium sales that occurred in Vancouver from 1974 to 1986.

The study concludes that Vancouver condominiums sold with discount assumption financing do, on average, include a capitalized discount in their selling price. The hedonic price estimate of the average discount capitalization rate is approximately 75 percent of the modified Cash Equivalent discount value; the matched pairs estimate is approximately 50 percent of the modified Cash Equivalent discount value. The average discount capitalization rate appears to be stable across periods of high and moderate inflation.

155.
TITLE : Canadian Housing Finance Conference: Conference Proceedings, Toronto, Ontario, October 31 - November 1, 1990
IMPRINT: Ottawa: CMHC, 1991

The Canadian Housing Finance Conference was convened to address the pressing need for increased, affordable and accessible housing in Canada. The aim of the conference was to create an opportunity to bring out the views and ideas of experts in housing finance concerning future directions for the 1990s and beyond.

The first day of the conference focused on the potential applicability of foreign housing finance systems or mechanisms to Canada, as well as the feasibility of innovative approaches that had been developed in Canada. The focus shifted on the second day to possible new funding sources for housing for low-income people. This included a discussion of the role of

housing partnerships involving governments and private sources such as philanthropy and self-help, in the provision of adequate and affordable housing for low-income people.

Aussi disponible en français sous le titre: Conférence canadienne sur le financement de l'habitation: délibérations de la conférence, Toronto (Ontario), 31 octobre - 1er novembre 1990.

156.
TITRE : Conférence canadienne sur le financement de l'habitation: délibérations de la conférence, Toronto (Ontario), 31 octobre - 1er novembre, 1990

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

La Conférence canadienne sur le financement de l'habitation a été convoquée pour s'attaquer au besoin pressant d'augmenter le nombre de logements abordables et accessibles au Canada. La conférence avait pour objectif d'amener les spécialistes du financement du logement à émettre leurs idées et leurs opinions sur l'orientation que pourrait prendre ce secteur dans les années 1990 et au-délà.

Le première journée de la conférence a porté sur le potentiel d'application des mécanismes ou systèmes étrangers de financement des logements au Canada ainsi que sur la faisabilité des méthodes novatrices qui ont été mises au point au Canada. La deuxième journée, les participants ont abordé les nouvelles sources possibles de financement de l'habitation pour les personnes à faible revenu. Ils ont notamment discuté du rôle que pourraient jouer des coentreprises regroupant les administrations publiques et le secteur privé, comme des associations philanthropiques et des groupes d'entraide, dans la prestation de logements abordables et de qualité convenable aux personnes à faible revenu. Ensemble, ils ont examiné toutes sortes de moyens nouveaux ou créateurs pour financer l'habitation au Canada.

Also available in English under the title: Canadian Housing Finance Conference: Conference Proceedings, Toronto, Ontario, October 31 - November 1, 1990.

157.
TITLE : Homeownership Financing Alternatives
AUTHOR : Clayton Research Associates for CMHC and The Canadian Home Builder's Association
IMPRINT: Toronto, Ont.: Clayton Research Associates, 1991

The objective of the study was to examine a variety of possible measures to enhance the terms and conditions on which mortgage financing is made available to homebuyers in Canada.

The paper begins with a discussion of the evaluation criteria used to assess potential options for improving financing for homeownership in Canada. These criteria include attractiveness to homebuyers, attractiveness to lenders and investors, and costs to government.

The paper then provides an overview of suggested options for improving home mortgage financing in Canada, including instruments to: ease the problem of amassing sufficient downpayments; adjust the riskiness of changing mortgage payments; fit the profile of incomes over time; increase the supply of mortgage capital; and insulate the mortgage market from general financial market forces.

Potential options are evaluated against the stated criteria, leading to the principal conclusions of the report. Finally, regulatory barriers to innovation in the mortgage market are discussed.

158.
TITLE : Index-Linked Mortgages in the Federal Co-operative Housing Program: An Analysis of Financial Risk: Final Report
AUTHOR : David M. Monk and Neil M. Crawford, The Coles Group Consultants Ltd. for the Program Evaluation Division, CMHC
IMPRINT: Ottawa: CMHC, 1990

A computer simulation model was used to test the financial performance of projects built under the Federal Co-operative Housing Program since 1986. Project cash flow and the adequacy of Mortgage Insurance Fund and Stabilization Fund premiums were examined for a 50 year period. Several alternative program designs were tested against three scenarios describing future rental market conditions. The main assumptions that differentiated the scenarios were: rent increases would on average exceed inflation; rent increases would on average equal inflation; and rent increases would on average be less than inflation.

The simulation found that the current design is nearly default free and is fairly cost-effective given that rents increase as fast as inflation. If rent increases keep pace with inflation, there is evidence that Mortgage Insurance Fund and Stabilization Fund premiums could be reduced. If rent increases fall behind inflation, defaults increase and current premiums would be insufficient to prevent insolvency of the funds. The current design was found to perform well relative to some alternative designs under the worst case conditions.

NATIVE PEOPLES / AUTOCHTONES

159.
TITLE : Development Planning in the Eastern Arctic: The Role of Communities in a Comprehensive Development Strategy
AUTHOR : Andy Leo Swiderski
IMPRINT: Thesis (Ph.D.) - York University, 1989, 2 vol. (Scholarship Program)

The role of communities in a comprehensive development strategy in the Eastern Arctic is examined from a broad perspective including the emerging processes and implications of the Nunavut proposal and the Inuit Land Claim. The analysis is facilitated by drawing on the experiences of aboriginal peoples in Alaska, Quebec and the Western Arctic.

The study finds that the role of communities in a Northern development strategy is limited by jurisdictional uncertainty, unfavourable factors of production, chronic economic dependency, and factionalism among Inuit leaders. Prospects for change through the Nunavut proposal for a separate territory and the land claim settlement appear limited. Evidence of emerging centralized aboriginal regimes seem inconsistent with community development strategies and autonomy.

160.
TITLE : 1989 Monitoring of the CMHC RNH Demonstration Program
AUTHOR : Larsson Consulting Limited for the Project Implementation Division, CMHC
IMPRINT: Otawa: CMHC, 1990, 2 vol.

The 1989 Monitoring Report presents the results of an assessment of 32 projects funded under the Rural and Native Housing Demonstration Program (RNH) and four funded by CMHC and

the Alberta Rural Home Assistance Program (RHAP). All provinces delivering the Program were visited, and field trips were made to 12 of the 32 projects funded.

The report consists of two volumes. Volume 1 contains an overview of the operations of the Program, while Volume 2 provides details of each project. The results suggest that the Program remains very popular with clients, communities and CMHC staff. The current demonstration status of the Program and its restriction to areas where regular RNH is not delivered remain the largest obstacles to its wider application.

161.
TITRE : Programme démonstratif LRA: rapport de contrôle 1990: rapport sommaire final
AUTEUR : The Starr Group pour la Division de l'implantation des projects, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Le but de ce rapport est de faire le bilan des activités et des résultats du programme démonstratif de Logement rural et autochtone (LRA) de 1990. Il fournit des renseignements détaillés sur les coûts de construction, le processus de construction, le portrait du client, et le type de concept du logis.

Voici quelques-unes des constatations fondamentales de l'étude de contrôle du programme.

- La somme des unités allouées et exécutées au cours de l'année 1990/91 est de 101.

- En moyenne, les unités de logement de LRA régulier et du marché immobilier coûtent 60 587$ et 89 457$. Une unité démonstrative LRA coûte 44 643$.

- Terre-Neuve, l'Ontario et le Québec ont compté pour 56,1% des unités et 58% des coûts.

- Le concept bungalow a été choisi pour 84 des 101 unités.

Also available in English under the title: RNH Demonstration Program: 1990 Monitoring Report: Summary Report.

162.
TITLE : RNH Demonstration Program: 1990 Monitoring Report: Summary Report
AUTHOR : The Starr Group for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

The purpose of this report is to summarize the activities and outcomes of the 1990 Rural and Native Demonstration Program. It provides detailed information on construction costs, the construction process, client profiles, and type of housing design.

Some of the basic findings of the monitoring study are:

- Units allocated and delivered during the 1990/91 year totalled 101.

- On average, regular RNH and market housing units cost $60,587 and $89,457. The RNH Demonstration unit cost $44,643.

- Newfoundland, Ontario and Quebec accounted for 56.1% of the units and 58% of the costs.

- The bungalow design was chosen for 84 of the 101 units.

Aussi disponible en français sous le titre: Programme démonstratif LRA: rapport de contrôle 1990: rapport sommaire final.

163.
TITLE : Urban Native Housing: Problems, Policies, Programs and Prospects
AUTHOR : Jennifer W.L. Chu
IMPRINT: Thesis (Master of City Planning) - University of Manitoba, 1991 (Scholarship Program)

This research explores the nature and scope of housing problems faced by Native renters in the inner city of Winnipeg. Federal housing policies and programs are reviewed, and particular attention is given to social housing programs. The Urban Native Non-Profit Housing Program is also assessed to see whether it has met its stated objectives and goals. The findings indicate that the Program has been successful in meeting the needs of urban Natives. There are, however, problems with the Program in the areas of accountability, cost-effectiveness and property management. After viewing Native housing problems in the larger context of Native problems, the author suggests that housing can be used as a tool in dependency-breaking strategies, one of which is community economic development.

NEIGHBOURHOOD IMPROVEMENT & PRESERVATION / AMÉLIORATION ET CONSERVATION DES QUARTIERS

164.
TITLE : Effects of Neighbourhood Planning on Housing Quality in Edmonton
AUTHOR : P.J. Smith and Michael J. McGibbon
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

The purpose of this study was to evaluate the effectiveness of neighbourhood plans as a means of maintaining and improving the stock and quality of family housing in inner-city areas of Edmonton. The effectiveness of the plans was measured in relation to 1) their success in guiding change in the desired directions; 2) their use in preventing changes that might otherwise have occurred; and 3) whether their implementation led to unforeseen consequences that conflicted with the residents' aims. Four neighbourhoods in Edmonton were selected for study.

The results of the study show that the characteristics of the neighbourhoods changed in ways that corresponded with the plan objectives and with the aims of the residents. There was no evidence that the intended outcomes of the plans were not achieved. In all four neighbourhoods, the family housing stock was maintained and improved. Even in the most heavily redeveloped of the case study areas, the erosion of the family stock was halted. However, the desire for a mixed population led to the unforeseen consequence of social upgrading which, in turn, led to an erosion of affordable housing, displacement of renters and signs of conflict in two of the study areas.

165.
TITLE : Incumbent Homeowner Reinvestment Behaviour in an Upgraded Neighbourhood
AUTHOR : Noah Morris
IMPRINT: Master of Urban and Regional Planning. Kingston, Ontario: School of Urban and Regional Planning, Queen's University, 1990 (Scholarship Program)

The primary objective of this thesis was to explore the relationship between perception of neighbourhood change and homeowner reinvestment behaviour in an upgraded inner-city neighbourhood. The former Neighbourhood Improvement Program (NIP) area in Kingston, Ontario was chosen as the survey area.

The results of the survey analysis indicate that overall perception of neighbourhood change was an important predictor of the decision to reinvest or not, and that perception of change in neighbourhood property values was an important predictor of the level of reinvestment undertaken. The principal policy implication of this result is that efforts to improve neighbourhood physical deficiencies may succeed in altering homeowner reinvestment behaviour in the long term, thus facilitating overall neighbourhood improvement.

166.

TITRE : Propositions de développement durable en réaction au phénomène de la désertification des secteurs centraux montréalais: cas à l'étude: l'arrondissement Plateau Mont-Royal/Centre-Sud

AUTEUR : Marc Mattachini

ADRESSE

BIBLIOGRAPHIQUE: Projet de recherche (Maîtrise en urbanisme) - Université McGill, 1990 (Programme de bourses d'études)

Ce document traite du problème de la diminution de la population des secteurs centraux montréalais, et particulièrement de l'arrondissement Plateau Mont-Royal/Centre-Sud (PMR/CS). L'auteur recommande plusieurs stratégies d'intervention pour renverser ce phénomène:

- Offrir aux jeunes ménages l'accession à la propriété du parc de logements existants en instaurant des programmes d'aide.

- Soutenir la croissance du parc résidentiel par la production de nouveaux logements et par l'accroissement du parc de logements sociaux.

- Accélérer le rythme des rénovations dans le PMR/CS pour préserver le parc existant.

- Améliorer la qualité du milieu de vie communautaire par l'intégration des communautés culturelles dans la société québécoise.

- Embellir le cadre physique du quartier et améliorer ses réseaux de transport.

THE NORTH / LE NORD

167.
TITLE : Community Development and the Northwest Territories Northern Land Use Planning Program
AUTHOR : Leslie Joan Green
IMPRINT: Thesis (M.A.) - University of British Columbia, 1991 (Scholarship Program)

The purpose of this research is to examine the Northwest Territories Land Use Planning Program from the perspective of community development. The Program was established as a "community-based" process to resolve land-use conflicts; its 1983 Basis of Agreement mandated the sharing of authority to make land-use plans between native organizations and federal and territorial governments.

The principle finding of the research is that although the Northern Land Use Planning Program is described as a community-based process, it has done little to reduce the dependency of communities on government. The key elements of decision making have remained outside the communities and under the control of federal and territorial governments which still hold overall authority for plan approval.

168.
TITLE : The Institutional Impediments to State-Sponsored Community Development in Canada's North: The Case of the Northwest Territories Housing Corporation
AUTHOR : Ross John McMillan
IMPRINT: Thesis (M.A.) - University of British Columbia, 1990 (Scholarship Program)

This thesis gives an account of the circumstances which led to the establishment of a community development mandate by an agency of the territorial state - the Northwest Territories Housing Corporation - and describes the institutional impediments which eventually undermined its community development focus and activities. Three such impediments are identified: limits on the independent actions of state agencies, shifting political priorities, and bureaucratic change and intransigence.

The principal implication of the findings is that practitioners and theorists alike must recognize that community development is an activity concerned with power and politics. In

accordance with this recognition, community interests must not expect the state to adopt meaningful community development objectives unless it is in response to effective community demands, and must anticipate that institutional impediments may appear and undermine such efforts if these demands subside.

PUBLIC/SOCIAL HOUSING / LOGEMENT SOCIAL

169.
TITLE : Consultation on the Public Housing Program: Fall 1990 = Le Programme de logement public: consultation des parties intéressées: automne 1990
IMPRINT: Ottawa: CMHC, 1990

The federal government's public housing programs have just been evaluated. This paper, prepared by Canada Mortgage and Housing Corporation, initiates the second phase of the review, a public consultation on policy issues. It examines the five main challenges which have emerged from the evaluation of programs and from an analysis of the public housing environment. The challenges are: regeneration of projects with physical problems, maintaining projects in good repair, enhancing the social qualities of life in public housing, improving security, and ensuring the best use of public housing dollars. Each challenge is explained along with arguments for various, possible solutions and options. Questions are then asked in order to focus the responses of the consultation. Finally, parties who are interested in expressing their views are invited to do so.

170.
TITLE : Final Report for the Survey of Tenants Leaving Public Housing
AUTHOR : Ekos Research Associates, Inc. for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

This survey of tenants leaving public housing examines the extent to which former public housing tenants access the private housing market, either as renters or homeowners. Information was collected from households leaving family public housing projects between November, 1990 and February, 1991 in six participating provinces: Newfoundland, Prince Edward Island, New Brunswick, Quebec, Ontario and Saskatchewan.

The results of the study indicate that a large majority (67 per cent) of households leaving public housing will enter the private, non-subsidized housing market: 12 per cent as homeowners and 55 per cent as renters. Just 17 per cent of all leaving households will remain in subsidized housing, with the other 16 per cent entering into some other arrangement such as moving in with a parent or friend. The average monthly shelter costs for former public housing tenants will be almost 50 per cent higher in their new dwellings: $497 compared to $336. The sociodemographic characteristics of households leaving public housing are similar to those of the overall tenant population.

Aussi disponible en français sous le titre: Rapport final sur le sondage des locataires quittant des logements publics.

171.
TITLE : An Investigation of Long-Term Occupancy in Public Housing: Turnover Rates and Tenant Characteristics
AUTHOR : John McLean Fleming
IMPRINT: Research Paper (M.Sc. in Planning) - University of Toronto, 1991 (Scholarship Program)

This paper investigates the management-related implications of long-term occupancy (five years or more) in family-oriented public housing in London, Ontario. The results indicate that long-term users occupy a large portion of public housing and should be acknowledged in the management of such housing. Furthermore, since long-time users have a low level of academic achievement and a relatively high level of unemployment, their opportunities to move out of public housing are limited. The paper recommends that the objectives of the Public Housing Program be restated to acknowledge the needs of long-time users.

172.
TITRE : Le Programme de logement public: consultation des parties intéressées: automne 1990 = Consultation on the Public Housing Program: Fall 1990
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Les programmes de logement public fédéraux ont récemment fait l'objet d'une évaluation. Ce document, préparé par la Société canadienne d'hypothèques et de logement, constitue la seconde étape de l'examen, à savoir une consultation publique sur l'orientation des programmes. Il examine les cinq grands défis qui sont

apparus dans le contexte du logement public, ainsi que les principales questions soulevées au cours de l'évaluation. Voici les cinq défis: remodeler les ensembles défectueux, garder les ensembles en bon état, corriger les problèmes sociaux des ensembles, améliorer la sécurité, et utiliser au mieux les fonds consacrés au logement public. Chaque défi est décrit et un énoncé des arguments à l'appui des diverses solutions et options possibles est présenté. Des questions sont ensuite posées pour orienter les réponses. Enfin, les parties qui souhaitent exprimer leurs points de vue sur le logement public sont invitées à le faire par écrit.

173.
TITRE : Rapport final sur le sondage des locataires quittant des logement publics
AUTEUR : Associés de recherche Ekos inc. pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce sondage auprès des locataires quittant un logement public traite de la mesure dans laquelle les anciens locataires des logements publics accèdent au marché privé, soit à titre de locataires ou de propriétaires. L'information qui figure à cette étude a été recueillie auprès des ménages quittant les projets familiaux de logement public entre les mois de novembre 1990 et février 1991, dans les six provinces participantes, soit Terre-Neuve, l'Île-du-Prince-Édouard, le Nouveau-Brunswick, l'Ontario, le Québec, et la Saskatchewan.

Les résultats de l'étude démontrent qu'une vaste majorité des ménages quittant un logement public (67 pour cent), passeront au marché privé de l'habitation, non-subventionné, c'est-à-dire 12 pour cent d'entre eux à titre de propriétaires et 55 pour cent, à titre de locataires. Seuls 17 pour cent de tous les ménages quittant un logement public continueront de bénéficier d'un logement subventionné alors qu'un autre 16 pour cent opteront pour un autre genre d'arrangement tel le partage d'un logement avec des parents ou des amis. Les dépenses mensuelles moyennes de logement dans le cas des locataires passant du logement public au marché privé augmenteront de 50 pour cent et s'élèveront à 497 $ par rapport à 336 $. Les caractéristiques sociodémographiques des ménages qui quittent le

logement public sont très semblables à celles de l'ensemble de la population de locataires de ces projets.

Also available in English under the title: Final Report for the Survey of Tenants Leaving Public Housing.

174.
TITLE : Social Housing in the Inner City and an Urban Design Proposal for Erlton
AUTHOR : Lesley A. Beale
IMPRINT: Thesis (Master of Environmental Design) - University of Calgary, 1991 (Scholarship Program)

This thesis provides an urban design plan for low-income housing in Erlton, an inner-city area in the City of Calgary. The plan emphasizes the reestablishment of the traditional street pattern; the use of the existing structure for houses, blocks, boulevards and gardens; and the establishment of connections and markers to create a new identity for the area and open it up to adjoining communities.

A discussion of the relevant planning and social issues is also provided in the document. It includes information about the suitable mix of incomes, the appropriate project and building size, the provision of community services, and access to public transit.

175.
TITLE : Tenant Organizations in Canada: Six Site Studies: Final Report
AUTHOR : Prairie Research Associate Inc.
IMPRINT: Ottawa: CMHC, 1991

Prairie Research Associates Inc. was commissioned by Canada Mortgage and Housing Corporation (CMHC) to undertake a national study of tenant participation. The objective of this research was to study specific examples of the circumstances in which participation has made positive contributions to the quality of life of the tenants. This report presents the findings of six case studies and provides recommendations on how such organizations may be encouraged and supported.

The case studies included Edgeley Village (North York, Ontario), Greenway-Chaplin Community Centre Inc. (Cambridge, Ontario), Locataires d'Habitation de Waterloo (Waterloo, Quebec), Dartmouth Public Housing Tenants Association (Dartmouth, Nova Scotia), MacKay Towers (Tisdale, Saskatchewan), and Holman Housing Association (Holman, Northwest Territories). The cases were selected to cover a range of project sizes, to be regionally representative, and to have a mix of senior and family housing.

RENTAL HOUSING / LOGEMENT LOCATIF

176.
TITLE : The Aging and Transformation of Multi-Family Housing in Toronto
AUTHOR : Roman J. Hramiak
IMPRINT: Thesis (Ph.D.) - University of Western Ontario, 1990 (Scholarship Program)

This thesis examines the filtering process in multi-family housing in Toronto. Socio-economic filtering in multi-family structures reveals distinctly different evolutions for resident characteristics in ownership and rental forms of multi-family housing. The targeting of specific groups by condominium builders explains, to a large extent, the changes among multi-family renters. Housing price sales fail to show any evidence of filtering in condominium prices. However, evidence is provided for filtering in multi-family rental housing. Shortages in the capital funding necessary to preserve multi-family dwellings have been discovered. The correlation of price filtering levels with shortages in capital replacement spending points to structural deterioration as the best explanation for the pattern of valuation in multi-family housing in Toronto.

177.
TITLE : Examination of a Strategy to Induce Filtering in the Toronto Area Rental Market
AUTHOR : Christine Rickards
IMPRINT: Research Report (M.Sc. in Planning) - University of Toronto, 1990 (Scholarship Program)

This report develops a strategy to induce filtering in the rental sector of the Toronto housing market. The aim of the strategy is to ease pressure on the existing rental stock by offering "higher" income groups residing in low-to-moderately priced rental units preferred access to homeownership. The

vacated low-cost units would then be reallocated to needier households. The strategy is based on the premise that 1) provincial housing policy will create affordable, homeownership units; and 2) there is a significant pool of wealthier tenants who would enter the homeownership market if they could find affordable housing.

178.
TITLE : Metropolitan Vancouver Condominium Rental Study
AUTHOR : S.W. Hamilton
IMPRINT: Ottawa: CMHC, 1991 (Operations Support Project)

The overall objectives of this study are to develop a process to determine the number of rental condominium units in the Census Metropolitan Vancouver Area and their relative importance in the overall rental stock. A survey of potentially rented condominium units is undertaken in order to estimate the vacancy and rental rates for these units. These estimates are then compared with the vacancy and rental rates for traditional rental units. An assessment is made to determine whether these rented condominium units should be included in the semi-annual vacancy survey conducted by Canada Mortgage and Housing Corporation. Finally, the study explores ways in which the information for rented condominium units can be updated efficiently.

179.
TITLE : The Relationship Between Newcomer Tenants and Their Landlords
AUTHOR : Prairie Research Associates Inc. for the Manitoba Interfaith Immigration Council Inc. and CMHC
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

The primary objective of the research project was to identify significant variables affecting the working relationship between newcomer-tenants and landlord/caretakers. The research applied an ethnographic approach, involving qualitative "discussions" between researchers and various groups. The findings of the tenant interviews highlighted the importance and effects of the inability to communicate, especially regarding lease agreements and condition reports. The newcomer-tenant problems reported by landlords included multiple tenancy, cleanliness standards, noise, and lease violations.

A series of recommendations and guidelines were developed with specific implications for: settlement agencies; the Refugee Settlement Unit of Employment and Immigration Canada, Landlord and Tenant Affairs - Manitoba; landlords; and ethno-cultural organizations. These included: interpreter support for newcomer-tenants; improved training for settlement agency staff; changes to the resource support systems provided by the Refugee Settlement Unit (CEIC); translation of standard lease and condition reports; and interpreter services for landlords.

180.
TITLE : Residential Displacement in the City of Toronto: A Case Study of 11-25 Sherwood Avenue and 914 Yonge Street
AUTHOR : Shaun Simrod
IMPRINT: Thesis (M.A.) - York University, 1990 (Scholarship Program)

Inner-city revitalization has resulted in the loss of some 10,000 affordable, rental housing units in the City of Toronto. This thesis examines tenant displacement in Toronto at the city-wide level as well as in two apartment buildings, 11-25 Sherwood Avenue (luxury renovations) and 914 Yonge Street (condominium conversions). A case study approach is used to determine the socio-economic characteristics of displaced tenants and the effects of short-term displacement on the residential conditions of the outmovers.

The results indicate that the displaced tenants were primarily middle-aged, single person households. In almost every case, shelter costs increased, sometimes quite substantially. The majority of outmovers found alternative accommodation in the same or adjacent neighbourhoods (within 6 kilometers) while others relocated within Metropolitan Toronto.

RESIDENTIAL DEVELOPMENT / AMÉNAGEMENT RÉSIDENTIEL

181.
TITLE : Modelling Rural Residential Settlement Patterns with Cellular Automata
AUTHOR : Peter Deadman
IMPRINT: Thesis (Master of Landscape Architecture) - University of Guelph, 1990 (Scholarship Program)

A cellular automaton-based model was developed to predict patterns in the spread of rural residential development in the countryside near Toronto, Ontario. The model was executed on a geographic information system called p-MAP, utilizing a cell size of one hectare and a grid of 80 by 100 cells. The rules

of the model were derived from literature concerning the actual planning policies and from the environmental and social conditions in Puslinch Township, Wellington County.

This modelling approach was found to be reasonably valid in replicating certain characteristics of the actual data. The study concluded that, with modifications, this approach to modelling could prove very useful. The study recommended improvements to computer software and to methods of defining the rules of the model.

182.
TITLE : More of the Same: Why Medium-Density, Low-Rise Housing Is Underrepresented in Suburban Toronto Housing Markets

AUTHOR : Dev Roberto Handa

IMPRINT: Thesis (M.Sc. in Real Estate Development) - Massachusetts Institute of Technology, 1990 (Scholarship Program)

Innovative forms of medium-density, low-rise housing (MDLRH) are virtually unseen in suburban Toronto housing markets. This thesis identifies six key factors as having a bearing on the underrepresentation of MDLRH in suburban Toronto. They are: federal housing and urban development policy; the residential real estate development industry; inflexible planning instruments and municipal planning staffs; the Toronto political climate (characterized by the NIMBY syndrome); and the preferences of Toronto homebuyers. The thesis details each of these factors and also describes the successful evolution of innovative forms of MDLRH in the United States.

RESIDENTIAL REHABILITATION / REMISE EN ÉTAT DES LOGEMENTS

183.
TITRE : Compendium de la rénovation résidentielle = Compendium of Housing Renovation Initiatives

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1990

Ce document est une liste annotée des publications récentes de la SCHL dans le domaine de la rénovation résidentielle. Cette liste comprend des puolications destinées aux consommateurs ainsi que des rapports techniques sur la planification et la conception des rénovations, l'efficacité énergétique, l'inspection de maisons, la ventilation, le chauffage, la qualité de l'air et l'étanchéité à l'air. Le compendium comprend

également une liste des cours de formation, des ateliers et des séminaires à l'intention des entrepreneurs de rénovation et des constructeurs.

184.
TITLE : Compendium of Housing Renovation Initiatives = Compendium de la rénovation résidentielle
IMPRINT: Ottawa: CMHC, 1990

This document provides an annotated list of recent CMHC publications in the area of housing renovation. It includes both consumer-oriented publications and technical reports on renovation planning and design, energy efficiency, house inspection, ventilation, heating, air quality, and airtightness. A list of training workshops and seminars for builders and renovators is also included in the compendium.

185.
TITLE : Review of Retrofit Design for an Environmentally Hypersensitive Client: Lynn Morrison Case Study
AUTHOR : Oliver Drerup
IMPRINT: Ottawa: CMHC, 1991

This report reviews the renovation of a building for an environmentally hypersensitive individual, and includes discussions of suitable materials and construction techniques. Specific recommendations for the improvement of the dwelling are made in the following areas: design, siting, site servicing, building materials, building technology, and costs. Appended to the report are photographs of the dwelling to be retrofitted and the client's own notes on her housing requirements.

SELF-HELP HOUSING / AUTOCONSTRUCTION

186.

TITRE : Atelier sur les logements d'auto-assistance les 7 et 8 mars 1991 = Self-Help Housing Workshop, March 7 and 8, 1991

AUTEUR : The Starr Group pour la Division de la mise en oeuvre des projets, SCHL

ADRESSE

BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Les 7 et 8 mars 1991, des personnes travaillant dans le secteur des logements d'auto-assistance partout au Canada se sont réunies à Ottawa. Parmi elles se trouvaient des universitaires, des chercheurs et des personnes participant directement à la prestation et à l'élaboration de services liés aux logements d'auto-assistance. Ce rapport donne le compte rendu des discussions et des recommandations de l'atelier. Parmi les sujets abordés on retrouve: le contexte historique des logements d'auto-assistance; la construction et la rénovation des logements d'auto-assistance; le financement et la gestion des logements d'auto-assistance; et les programmes de logements d'auto-assistance.

187.

TITLE : Building Homes from the Grassroots: A Report on the Whitney Pier Self-Help Housing Project

AUTHOR : Eric Leviten, Centre for Community Economic Development for CMHC

IMPRINT: Ottawa: CMHC, 1991

In the fall of 1989, ten low-income families from Whitney Pier in Sydney, Nova Scotia came together to search for ways to achieve affordable homeownership within their community. With the support of public, private and community partners, Whitney Pier Non-Profit Housing has effectively designed and implemented an affordable housing project. Within a year and a half of its first meeting the Whitney Pier self-help housing group completed construction of its first four houses. It is expected that all ten houses will be built by the fall of 1991.

This study documents the experience of the Whitney Pier group, draws conclusions about the overall effectiveness of the project and examines self-help housing as a strategy which others could use to develop similar initiatives.

188.
TITLE : Self-Help Housing Workshop, March 7 & 8, 1991 = Atelier sur les logements d'auto-assistance, les 7 et 8 mars 1991
AUTHOR : The Starr Group for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

On March 7 and 8, 1991, individuals from across Canada involved in the self-help housing sector met in Ottawa. Participants included academics, researchers and those directly involved in the delivery and development of self-help housing. This report documents the proceedings and recommendations of workshop participants. Topics covered include: the historical content of self-help housing; construction and renovation as self-help housing activities; the financing and management of self-help housing; and self-help housing programs.

SUSTAINABLE DEVELOPMENT / DÉVELOPPEMENT DURABLE

189.
TITRE : Le Logement durable en climat froid
AUTEUR : Terry Robinson pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Depuis deux ans, la Société canadienne d'hypothèques et de logement (SCHL) examine résolument les moyens d'ajouter à la durabilité des logements au Canada. Ce document donne un aperçu de quelques initiatives de recherche de la SCHL et d'autres organismes qui visent à améliorer la capacité du Canada à construire des habitations à faible consommation d'énergie et saines pour l'environnement.

Bien que l'expression "climat froid" évoque le Grand Nord canadien, ce document s'attarde sur les régions tempérées du pays où vit la majorité de la population. Il décrit sommairement le lien entre le logement en climat froid et la crise environnementale, propose une définition au sens large de la durabilité en regard du logement canadien et en expose les conséquences pour les concepteurs et les constructeurs d'habitations.

Also available in English under the title: Sustainable Housing for a Cold Climate.

190.

TITRE : Les Origines du développement durable et son rapport avec le logement et l'urbanisme = The Origins of Sustainable Development and Its Relationship to Housing and Community Planning

COLLECTION : Le Développement durable et le logement: document de recherche no. 1

AUTEUR : David D'Amour pour la Division de la recherche, SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, Division de la recherche, 1991

Cette étude a pour but d'étudier l'apparition du concept du développement durable au Canada et de faire succinctement le rapport entre le développement durable et le logement, l'urbanisme et la Société canadienne d'hypothèques et de logement (SCHL). Le document comporte deux sections; la première passe en revue certains des grands événements historiques qui ont contribué à faire naître le concept actuel de développement durable tandis que la seconde fait le lien entre le développement durable et la SCHL, expose les principaux défis qu'il pose à l'industrie du logement et traite des questions de fond et de méthode entourant l'aménagement d'agglomérations plus durables.

Il paraît que le potentiel qui s'offre à la SCHL consiste à devenir un expert en logement durable et à commercialiser ce savoir-faire dans un monde qui aura sans nul doute grand besoin de ces techniques nouvelles. De plus, si les Canadiens commencent sans tarder à mettre au point et à exporter des technologies écologiquement saines dans le domaine de la planification et de l'aménagement aux paliers rural, régional et urbain, ils pourront en retirer des bénéfices immédiats et créer une industrie de croissance à la fois fructueuse et durable.

191.

TITLE : The Origins of Sustainable Development and Its Relationship to Housing and Community Planning = Les Origines du développement durable et son rapport avec le logement et l'urbanisme

SERIES : Sustainable Development and Housing: Research Paper No. 1

AUTHOR : David D'Amour for the Research Division, CMHC

IMPRINT: Ottawa: CMHC, Research Division, 1991

This paper is a background study, the purpose of which is to explore the emergence of the concept of sustainable development in Canada and to briefly relate sustainable development to Canadian housing, community planning, and Canada Mortgage and

Housing Corporation (CMHC). The paper is divided into two sections. The first section reviews some of the major events in history which have contributed to our present understanding of the concept of sustainable development. The second section relates sustainable development to CMHC, outlines the main challenges it poses for the housing industry, and discusses the substantive and procedural issues surrounding the development of more sustainable communities.

The potential for CMHC appears to lie in developing an expertise in sustainable housing and marketing this expertise to a world which will undoubtedly be in much need of the newly developed skill. The early development and export of ecologically sound technologies in the field of rural, regional and urban planning and development could also bring immediate profits to Canadians and could prove to be a fruitful and sustainable growth industry.

192.
TITLE : Sustainable Housing: A Background Paper for the City of Montreal's Proposed Housing Design Competition
AUTHOR : Marbek Resource Consultants Ltd. for the Project Implementation Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

The City of Montreal held a design competition for small-scale (six to eight unit) residential developments on four "insertion" sites in existing urban neighbourhoods. The competition theme for one of the four sites was healthy, environmentally designed housing. (i.e. sustainable housing).

The primary purpose of this background paper was to examine the project context as well as the goals of and approaches to sustainability in housing. It established four major goals for sustainable housing. These were:

1. To reduce resource consumption through energy conservation, energy efficiency and by recycling;

2. To reduce environmental impacts from the production, use and disposal of construction materials, and by sensitive site planning;

3. To improve health and well-being by minimizing occupational health risks and physiological stresses (air pollutants, noise etc.); and

4. To produce affordable housing which offers manageable occupancy costs and long-term resale value.

193.
TITLE : Sustainable Housing for a Cold Climate
AUTHOR : Terry Robinson for the Research Division, CMHC
IMPRINT: Ottawa: CMHC, 1991

Canada Mortgage and Housing Corporation (CMHC) has undertaken a serious examination during the past two years of how Canadian housing can be made more sustainable. This paper outlines some of the research initiatives at CMHC and other agencies which aim at furthering Canada's ability to build low-energy, environmentally sound housing.

While the term "cold climate housing" conjures up images of Canada's far north, this paper focuses on the more temperate regions of Canada where the majority of the Canadian population lives. It summarizes the relation of cold climate housing to the environmental crisis, proposes a broader definition of sustainability with respect to Canadian housing, and describes the implications this will likely have for housing designers and builders.

Aussi disponible en français sous le titre: Le Logement durable en climat froid.

WASTE DISPOSAL / EAUX USÉES ET DÉCHETS

194.
TITRE : Faire un rien d'une montagne II: mise en application des 3R dans la construction résidentielle
AUTEUR : REIC Ltd. avec le concours de Renova Consultants, RIS Ltd., Sheltair Scientific, Vilnis, et Transduco Inc. pour la SCHL, L'Association des constructeurs d'habitations de Toronto et Le ministère de l'Environnement de l'Ontario
ADRESSE BIBLIOGRAPHIQUE: Ottawa: SCHL, 1991

Ce guide est l'une des premières tentatives faites par l'industrie de la construction en vue de faire une gestion dynamique de ses déchets. Le message transmis est positif. En effet, les problèmes de rebuts peuvent aussi offrir des occasions d'améliorer les méthodes de gestion des ressources et de tirer profit d'un meilleur traitement des déchets.

Le guide reconnaît le rôle de l'industrie de la construction dans la production de décnets et sa responsabilité en matière de nettoyage. Il gravite autour de trois concepts primaires (les 3R): la réduction des déchets à la source; la réutilisation des matériaux qui seraient autrement éliminés dans des décharges; et le recyclage des matériaux qui ne peuvent pas être réutilisés immédiatement.

Also available in English under the title: Making a Molehill out of a Mountain II: Implementing the Three R's in Residential Construction.

195.
TITLE : Long Term Performance of Contour Trench Systems for Subsurface Disposal of Septic Tank Effluent from Multiple Dwellings
AUTHOR : G.M. Charles, D.H. Waller and J.D. Mooers
IMPRINT: Ottawa: CMHC, 1990 (External Research Program)

An experimental contour trench system for subsurface disposal of septic tank effluent from a group of dwellings was installed at Port Maitland in southwestern Nova Scotia in 1982, in order to address the problem of failing individual septic systems in that community. The Port Maitland system was originally monitored between 1982 to 1984. The site was revisited and monitored from May of 1989 to June of 1990 to assess the long-term hydraulic and treatment performance of the system. Piezometer nests remaining from the original study were re-used. Samples were collected, and groundwater depths observed on seven occasions. Analyses were conducted for bacteriological and chemical parameters.

The findings show that chemical concentrations of contaminants were reduced to background levels within 9m of the contour trench. There was no apparent increase in the transport distance between 1984 and 1990. Bacterial removal varied with groundwater levels, but the combined effects of removal through vertical transport in the unsaturated soil and during lateral transport in saturated soil of low permeability substantially reduced or eliminated fecal coliforms. The results confirm the need to locate upstream interceptor trenches to avoid contaminant backflow. The successful operation of this system in an area of high (1000-1400 mm) rainfall supports its use in areas of lower precipitation.

196.
TITLE : Making a Molehill out of a Mountain II: Implementing the Three R's in Residential Construction.
AUTHOR : REIC Ltd. with the assistance of Renova Consultants, RIS Ltd., Sheltair Scientific, Vilnis, and Transduco Inc. for CMHC, The Toronto Home Builders' Association, and The Ontario Ministry of the Environment
IMPRINT: Ottawa: CMHC, 1991

This booklet represents one of the first steps taken by the building industry to meet the issue of waste management in a proactive manner. Its message is a positive one: waste problems can be seen as opportunities to improve our approach to resource management and capitalize on the benefits of handling waste properly.

The booklet acknowledges both the construction industry's role in creating waste and its responsibility for cleaning up. It centres around three primary concepts (the three R's): reducing waste at source; reusing what would normally be put into landfill sites; and recycling materials for which there is no immediate reuse.

Aussi disponible en français sous le titre: Faire un rien d'une montagne II: mise en application des 3R dans la construction résidentielle.

WOMEN / FEMMES

197.
TITLE : Bread and Roses, Shelter and Community: Psychological Sense of Community for Single Mothers in Housing
AUTHOR : Pamela C. Swainson
IMPRINT: Research Paper (M.Sc.) - Saint Mary's University, 1991 (Scholarship Program)

The relationship between empowerment and sense of community was explored by investigating how they are related to the degree of self-management and problem-solving available in different forms of housing. One hundred and one single mothers from public housing, co-op housing, and private rental units completed the Sense of Community Index (SCI), the Personal Power (PP) Scale, and the Masculinity Scale of the Bem Sex Role Inventory. Analysis of covariance indicated that sense of community was significantly higher for co-op residents even when education levels, age, income, length of residency, expected length of residency and level of participation in neighbourhood organizations were controlled statistically. Implications for the development of housing forms that facilitate sense of community were also discussed.

198.
TITLE : Canadian Women's Housing Projects
AUTHOR : Gerda R. Wekerle and Barbara Muirhead
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

The purpose of this directory was to contact women's housing projects across Canada and collect information about their origins, funding, size, objectives, design, management, services and experience in developing housing for women. The directory is not an exhaustive listing of all housing projects for women in Canada, but should be seen as the beginning of an attempt to share information and experiences among different groups of housing providers. The housing initiatives described in the report include projects in large cities like Toronto, Montreal, and Vancouver as well as housing developments in smaller cities. For the most part, housing targeted to women has been developed and is managed under federal and provincial cooperative and non-profit housing programs. Several projects described in the directory are specifically designed to provide affordable rental housing for low-income families. Many others provide second-stage housing for women and children who are coming out of abusive relationships.

199.
TITLE : The Housing Needs of Mature Women Living Alone: "The Triple Whammy"
AUTHOR : Kathryn Elisa Nairne
IMPRINT: Thesis (M.A.) - University of British Columbia, 1991 (Scholarship Program)

This thesis documents the housing situation of mature women living alone, using Vancouver, British Columbia as a case study. Two workshops were conducted: the first with the Mature Women's Network, and the second with members of the Brambles Housing Co-operative. The workshops highlighted the commonalities of mature women's experiences with regard to "The Triple Whammy" - the consequences of being a woman, societal disapproval of living alone, and the cultural impact of aging.

Women in the Brambles Housing Co-operative were more satisfied with their housing situation than women from the Mature Women's Network. The latter were very concerned that their current housing would not meet their needs as they grow older. Overall, the research indicates that co-operatives would meet the needs of this segment of society better than market housing and conventional tenures.

200.
TITLE : Housing Needs of Single Mothers and Their Children
AUTHOR : David L. Wiesenthal, Fredric Weizman and Susan Mockler
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

One hundred single mothers with children under ten years of age were recruited for an interview regarding their housing needs. Most mothers lived in Metropolitan Toronto and were recruited from day-care centres, newspaper notices, signs placed in public housing, referrals from mothers and public service radio announcements.

The results of the survey show that the longer the mother had been divorced or separated, the more likely she was to live in public housing. The better educated mothers were more likely to live in private housing. Still, of those living in public housing, 19% had college degrees and 20% had attended college or university. Of those living in public housing, 75% were unemployed, compared to 51% of mothers in private housing. Single mothers expressed a preference for certain types of services: skills training, health services, and better transportation. When asked about the desirability of possible appliances, washing machines and clothes dryers were the most preferred items. Mothers living in public housing expressed fear for their personal safety, and for their children's safety in terms of the availability of drugs and the perceived inadequacy of policing.

MISCELLANEOUS / DIVERS

201.
TITLE : Building the Image/Nation: Television Architecture Edification, and Becoming Places
AUTHOR : Ken Hillis
IMPRINT: Major Paper (Master in Environmental Studies) - York University, 1991 (Scholarship Program)

This thesis compares place and sense of place and examines the philosophical notion that people and place are one. Its primary purpose is to explore the impact of contemporary media technologies on one's understanding of place and built environments. The author argues that electronically-mediated experiences (computers and especially television) have led to the fragmentation inherent in modern society. Using

photographs to support his case, the author shows what this media-led process of dematerializing the built form looks like and points out the degree to which contemporary built environments are remade in the form of the televisual image.

202.
TITLE : The Economic Consequences of Divorce on Families Owning a Marital Home: Final Report
AUTHOR : Dana G. Stewart and Freda M. Steel
IMPRINT: Ottawa: CMHC, 1990 (External Research Program)

This project studied the effect of divorce upon the income, consumption and standard of living of 134 individuals in Winnipeg (80 women, 54 men) who divorced between January 1986 and April 1989. Those included in the study had dependent children under 18 years of age and owned a marital home. The study focused particularly on the disposition of the marital home with respect to custody arrangements; spousal and child support; the demographic characteristics of the divorcing couples; use of the legal process; and division of property.

The researchers made a number of recommendations, including: increasing the availability of financial counselling; directing support awards to meet the direct and indirect costs of supporting children; making job training and placement available to single parents, and asset liquidation aimed at keeping the shelter costs of the custodial parent below 30% of income.

203.
TITLE : Municipal Implementation of Provincial Policy: Response to the Guidelines for Wetlands Management in Kingston, Ontario
AUTHOR : Kamila Tomcik
IMPRINT: Master of Urban and Regional Planning. Kingston, Ontario: School of Urban and Regional Planning, Queen's University, 1991 (Scholarship Program)

In 1984, The Ontario government released a policy document, Guidelines for Wetlands Management in Ontario (South of the Precambrian Shield), which was meant to enhance the probability that provincially significant wetlands would be conserved. The policy suggests that a major part of the responsibility for wetland preservation in Ontario should fall on municipalities. However, it is questionable whether most municipalities have sufficient expertise and resources to assess the environmental and social impacts of development proposals involving wetlands.

This report examines the implementation of the Guidelines for Wetlands Management in Kingston, Ontario, which has wetland complexes classified by the Ministry of Natural Resources as Class I and II Wetlands of provincial significance. The research examines the interplay among the various stages and actors of the wetland policy-making process in Ontario, and its effect on the outcome in terms of wetland conservation.

204.
TITLE : Using Expert Systems to Check Compliance with Municipal Building Codes
AUTHOR : Eric J. Heikkila and Edwin J. Blewett
IMPRINT: Ottawa: CMHC, 1991 (External Research Program)

The regulation and enforcement of building codes is a primary function of local governments. Although the regulations are typically numerous, complex and highly interactive, the plan checkers who administer them are often relatively inexperienced. A prototype, based on the Building and Zoning and Development Bylaws governing spatial separation between single-family residential dwellings in Vancouver, demonstrates that expert systems can be a useful aid to plan checkers in striving for consistent bylaw enforcement.

205.
TITLE : Working at Home in the Live-in Office: Computers, Space and the Social Life of Households
AUTHOR : Penelope Cheryl Gurstein
IMPRINT: Thesis (Ph.D. in Architecture) - University of California, Berkeley, 1990 (Scholarship Program)

This study focuses on "electronic homework" (working at home using information and telecommunications technologies). Based on a 1989 survey of forty-five homeworkers and nine office workers in Northern California, profiles were developed of the homeworker population. The shift of office work into the home was found to have important consequences for the planning and design of residential communities. Floor plans, which correspond to the degree of work penetration in the home sphere, are presented for four types of home/office scenarios.

In spite of the problems associated with working at home such as reduced opportunities for promotion, social isolation, and the tendency to overwork, those surveyed preferred homework to working in an office. However, the dominant preference was for part-time home-based work.

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